

A renovated and stylish 4 bedroomed semi detached home with a large garden and off street parking. Drefach Felindre, near Newcastle Emlyn, West Wales



Awelfor, Drefach Felindre, Llandysul, Carmarthenshire. SA44 5UH.

£385,000

REF: R/5149/LD

*** No onward chain *** Beautifully renovated with a fresh modern finish *** Comfortable 4 bedroomed, 3 bathroomed accommodation *** Spacious and versatile Family living - Modern and stylish *** Air source heating, underfloor heating to each floor and internal wall insulation *** High efficiency and low running costs

*** Generous rear garden - Perfect for Families and entertaining *** Valuable off street parking to the front and rear - Potential to erect a detached garage to the rear (subject to consent)

*** Sought after Village setting *** Walking distance to an excellent range of facilities within the Village - Public House, Convenience Store, Chip Shop and Places of Worship *** Convenient to Newcastle Emlyn and Llandysul *** A property worthy of early viewing *** A fantastic opportunity to secure a turn key Family home in a popular Village location



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

Attractively positioned within the centre of the popular and historic Village of Drefach Felindre which provides a good range of everyday amenities including Primary School, Village Shop, Public House and Places of Worship, direct bus route between the Coastal Town of Cardigan and the County Town and Administrative Centre of Carmarthen, only 3 miles distant from the Teifi Valley Market Town of Newcastle Emlyn offering a good range of local facilities including Primary and Secondary Schooling, Doctors Surgery, 15 miles North from the County Town and Administrative Centre of Carmarthen being the main employment centre of the locality and offering National Rail and Motorway Network connections.

GENERAL DESCRIPTION

A beautifully renovated and highly appealing semi detached Village residence now offering modern accommodation with 4 bedrooms and 3 bathrooms all of which to a very high standard. Although being modernised it has retained many of its original features such as the original 'A' framed beams. The property now benefits from air source heating, double glazing, underfloor heating to each floor and internal wall insulation. Therefore being highly efficient and with low running costs.

Externally it enjoys an extensive terraced garden that leads onto the off street parking area.

It offers great potential, both inside and out, and would provide the perfect Family home.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

LIVING ROOM

18' 4" x 14' 0" (5.59m x 4.27m). With laminate flooring, staircase to the first floor accommodation with understairs storage cupboard, spot lighting.



LIVING ROOM (SECOND IMAGE)



SITTING ROOM

9' 9" x 13' 4" (2.97m x 4.06m). With spot lighting, laminate flooring.



KITCHEN/DINER

13' 8" x 16' 3" (4.17m x 4.95m). A modern gloss fitted kitchen with a range of floor units with work surfaces over, stainless steel sink and drainer unit, integrated oven, 4 ring electric hob with extractor hood over, space for under counter dishwasher, large pantry (formerly the fireplace), laminate flooring.



INNER HALLWAY

With laminate flooring.



UTILITY ROOM

10' 2" x 8' 9" (3.10m x 2.67m). With fitted units with circular stainless steel sink with mixer tap, air source heating system, spot lighting, access to the loft space, laminate flooring.



GROUND FLOOR SHOWER ROOM

A stylish suite comprising of a corner shower cubicle, double door vanity unit with wash hand basin, low level flush w.c., spot lighting, extractor fan, laminate flooring.



DINING ROOM/REAR RECEPTION ROOM

16' 0" x 16' 3" (4.88m x 4.95m). With two windows to the rear overlooking the rear patio area, patio doors opening onto the rear garden, spot lighting, laminate flooring.



GROUND FLOOR BEDROOM 4

13' 7" x 9' 8" (4.14m x 2.95m). With laminate flooring, patio doors opening onto the front parking area, spot lighting.



FIRST FLOOR

REAR LANDING

With Velux roof window, laminate flooring.

FAMILY BATHROOM

A fully tiled luxury suite comprising of a free standing central bath with a wall mounted mixer tap, walk-in shower cubicle, double door vanity unit with wash hand basin, enclosed w.c., heated towel rail, extractor fan, laminate flooring.



BATHROOM (SECOND IMAGE)**FRONT LANDING**

With original exposed 'A' framed beams, laminate flooring.

**BEDROOM 1**

13' 3" x 11' 5" (4.04m x 3.48m). With original exposed 'A' framed beams and vaulted ceiling, laminate flooring.

**EN-SUITE TO BEDROOM 1**

A stylish fully tiled 3 piece suite comprising of a corner shower cubicle, low level flush w.c., double door vanity unit with wash hand basin, heated towel rail, extractor fan, laminate flooring.



BEDROOM 2

13' 4" x 8' 5" (4.06m x 2.57m). With original exposed 'A' framed beams and vaulted ceiling, laminate flooring.



BEDROOM 3

11' 8" x 9' 1" (3.56m x 2.77m). With Velux window, laminate flooring.



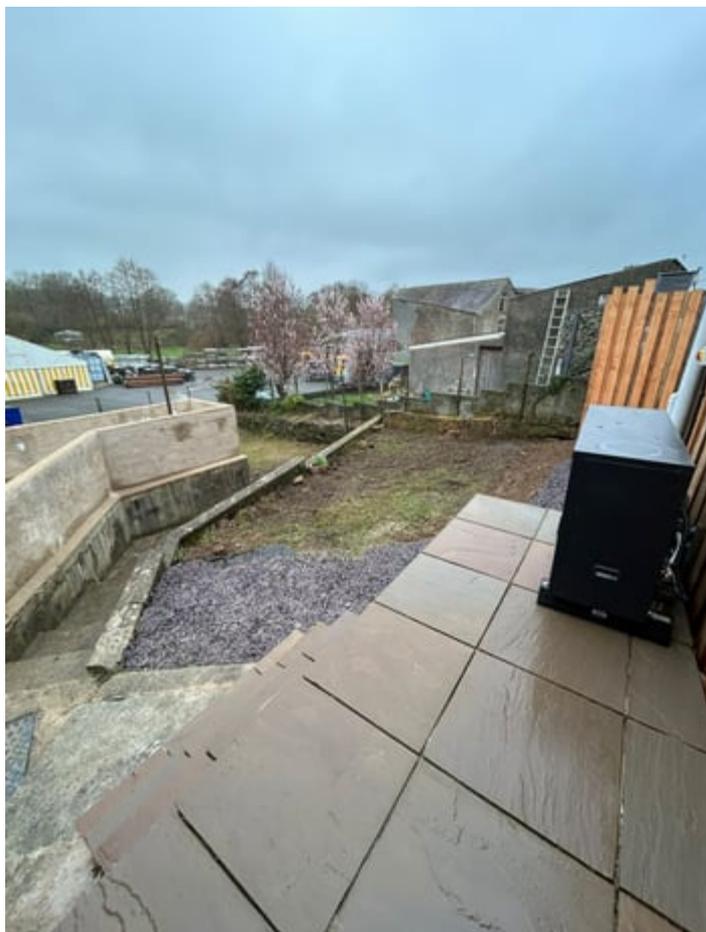
EXTERNALLY

REAR GARDEN

The property enjoys a versatile and extensive rear garden area being terraced with a large walled patio area and various areas of lawn. It enjoys steps leading down to the rear parking area. The garden offers itself nicely for Family and entertaining.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PARKING AND DRIVEWAY

To the rear of the property lies a gated parking area with rights of way down a private lane. The parking area offers potential to erect a garage (subject to consent).



PARKING AREA TO THE FRONT

To the front of the property lies a further parking area for two vehicles with a walled forecourt.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A beautifully renovated and highly desirable Village residence.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

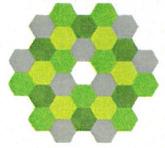
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'E'.

MONEY LAUNDERING REGULATIONS

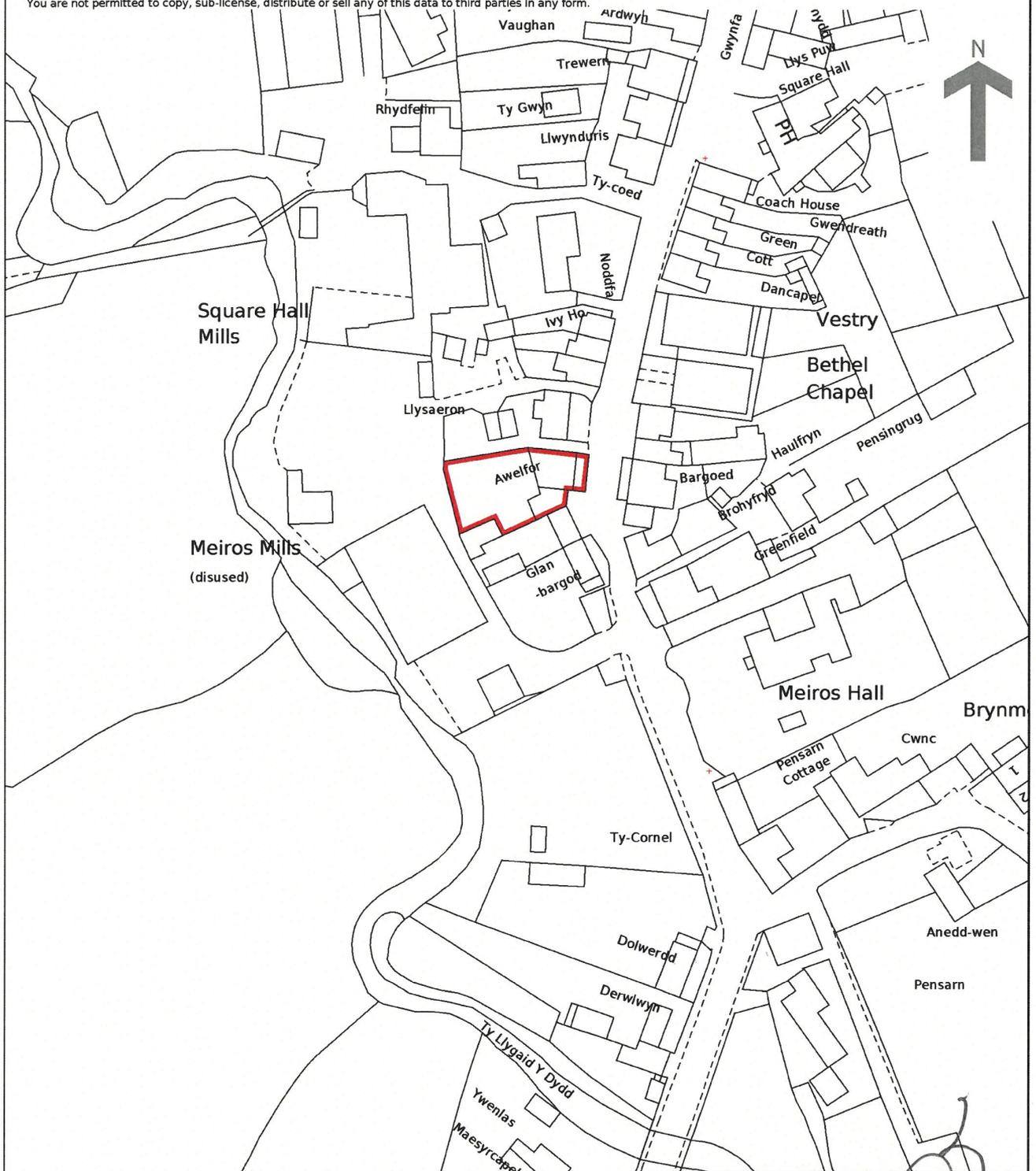
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, air source heating, double glazing, internal wall insulation, underfloor heating to each floor, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Handwritten signature and date: 9/6/25.

Council Tax: Band E

N/A

Parking Types: Off Street. Private.

Heating Sources: Air Source Heat Pump.

Double Glazing.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (72)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?

No

The existence of any public or private right of way? No



Directions

Travelling East from Newcastle Emlyn on the A484 road at the Village of Pentrecagal turn right onto the Drefach Felindre road. Proceed to the centre of the Village turning left opposite the Church and Cemetery. Proceed down this road for a further 500 yards and the property will be located on your left hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

For further information or to arrange a viewing on this property please contact :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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