



The Smallholding Centre

10 High Street ☎ 01239 621 303

Cardigan

✉ info@thesmallholdingcentre.co.uk

SA43 1HJ

3 Bed Detached House With Land

£405,000



Craiglas, Drefach Road Saron, Llandysul, SA44 5DT

Craiglas is a detached 3 bed (could be a 4 bed quite easily by utilising the large landing) house in need of finishing in places but with bags of further potential and comes with just under 2 ACRES of very nice land split into two very well fenced paddocks with the rest being lawned gardens and a vegetable growing area. There is also an excellent large timber Barn with concrete floor which could be used either for stabling, storage, a hobby barn, a home office or as a workshop together with a second detached garage/workshop with a useful garage pit. In the house there is a large lounge/diner, unfinished small conservatory, kitchen, bathroom, utility, downstairs bedroom 3, on the first floor there is a large landing area that could, with a little reconfiguration, become an L shaped 4th bedroom if required plus two further bedrooms. As stated previously there are parts that need finishing off / redecorating in the house but outside the land and outbuildings are good and very usable and with some further improvements to the house the new owner would have a comfortable house with plenty of outside space.

Key Features

3 Bed Detached House

Just Under 2 Acres Of Land

House Needs Finishing In Places

Superb Large Timber Barn

Detached Garage/Workshop

Two Well Fenced Paddocks

Could Be 4 Bedrooms

Energy Rating : D

Ground Floor

Accommodation - Entrance via timber door into:

Lounge / Diner - 23' 10" x 13' 1" (7.27m x 4m) With staircase to the first floor, two UPVC double-glazed windows to the front with one UPVC double-glazed window to the rear, door into unfinished conservatory to the side, two radiators, door off to:

Sitting Room / Bedroom 3 - 15' 3" x 11' 5" (4.65m x 3.49m) With 2 UPVC double-glazed windows to side and rear, Velux roof window, radiator.

Kitchen - 13' 1" x 8' 3" (3.99m x 2.54m) With two UPVC double-glazed windows to sides, a range of base units, stainless steel sink/drain unit, calor gas cooker, door into:

Utility - 8' 3" x 5' 7" (2.52m x 1.71m) With UPVC window, stable-style door out to rear, floor-standing "Worcester" oil-fired boiler, door into:

Bathroom - 7' 6" x 8' 0" (2.3m x 2.46m) With UPVC double-glazed window to rear, low level flush WC, pedestal wash hand basin, panelled bath with shower over, part-tiled walls, radiator.

First Floor

Large Landing - 12' 9" x 13' 8" (3.9m x 4.19m) Maximum Dimensions.

This area could easily provide another L-shaped single bedroom if preferred with a radiator and UPVC double-glazed window to the front, newly carpeted.

Master Bedroom - 12' 8" x 17' 0" (3.87m x 5.2m) With double doors looking out over the gardens and the land (needs security rails outside the double doors), 4 UPVC double-glazed windows providing plenty of natural light, radiator, newly carpeted.

Bedroom 2 - 12' 4" x 13' 9" (3.77m x 4.21m) Maximum dimensions

With UPVC double-glazed window to the front, UPVC double-glazed window to rear, radiator, newly carpeted.

Exterior

Externally - Off street parking to the side of the property leading to the Garage/Workshop.

Lawned gardens are immediately to the rear of the property leading to the large timber Barn and vegetable growing area, the two fenced off paddocks are then found to the very back of the holding.

Adjacent to Paddock 2 there is another small orchard area with further grassed areas.

The whole site is just under 2 Acres.

Outbuilding 1 - 23' 11" x 30' 4" (7.3m x 9.25m) Internal dimensions. Of timber construction with concrete flooring, metal roofing sheets, large opening to the front.

Outbuilding / Garage - Split into various rooms with garage pit in the garage section, power and lighting connected.

General Information - Viewings: Strictly by appointment with the



Lawned Gardens



Excellent Large Barn



Inside View Of Barn



Another View

agents, The Smallholding Centre or our sister company, Houses For Sale in Wales.

Tenure: Freehold

Services: Mains electricity, mains water and mains drainage, oil-fired central heating.

Council Tax: Band C, Carmarthenshire County Council

Directions - From Newcastle Emlyn, take the A484 towards Carmarthen and proceed through Pentrecagal, Llangeler and on to Saron. In Saron village turn right towards Drefach Felindre opposite the bus stop just before the Llwyndafydd Pub. Continue past bungalows and Craiglas can be found on your left hand side just before a right turn.

Google Co-ordinates: 52.01902221465434, -4.379590449400833

What3Words: ///available.spoiler.thunder



Main View 2



Kitchen



Downstairs Bedroom 3



Downstairs Bedroom 3



Downstairs Bathroom



Large Landing/Bed 4



Large Master Bedroom



Other View



View From Master Bedroom



Bedroom 2



Bedroom 2-View 2



Vegetable Growing Area



The Grounds



Paddock 1



Paddock 1 & Barn



Paddock 2



Paddock 2



Orchard Area



Paddock 2



More Gardens



Lawned Gardens

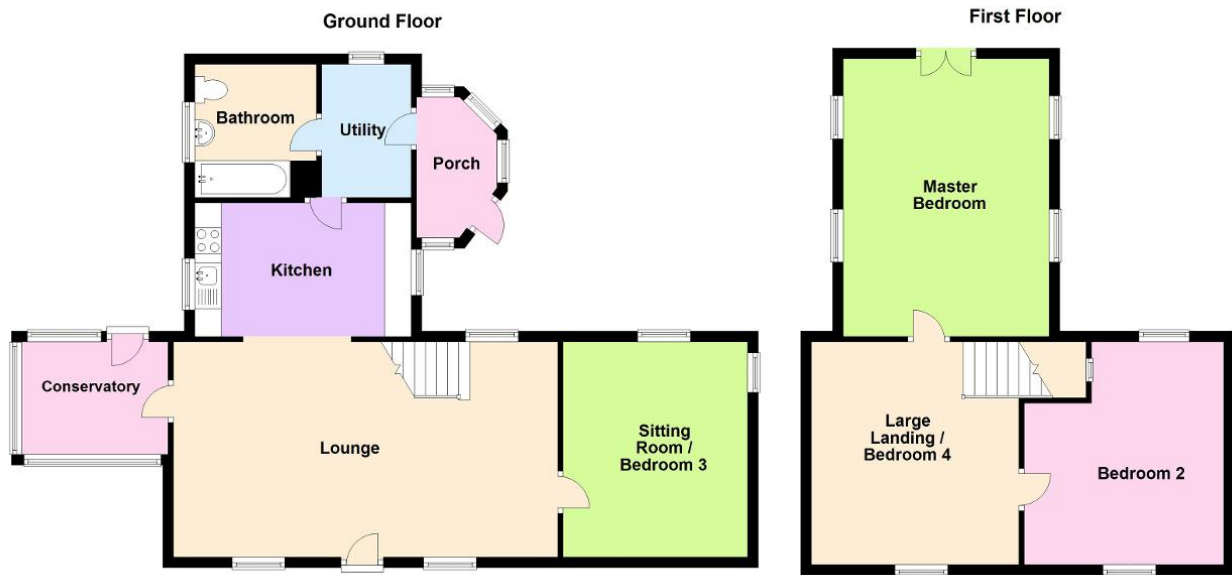


Detached Garage/Workshop



Gardens And Barn

Floorplans



For Identification Purposes Only.
Plan produced using PlanUp.

Craiglas



Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		