



The Smallholding Centre

10 High Street ☎ 01239 621 303

Cardigan ✉ info@thesmallholdingcentre.co.uk

SA43 1HJ

3 Bed Detached House

£360,000



Trewaddon Ganol, Unmarked Road Boncath, SA37 0JS

We are still amazed that its still possible to find old world character houses deep in the Pembrokeshire countryside today and this is such a classic example of its type. Trewaddon Ganol is an attractive 2/3 bedroom stone house with no immediate neighbours, superb views over open countryside, huge future potential to extend into the attached barn (subject to any consents required) all set in just over half an acre of land and being very near to the Pembrokeshire Coast National Park. The property has been lovingly owned and enjoyed by the same family for over 50 years who have now reluctantly decided to pass the property onto new owners. In the house, that requires extensive upgrading and modernisation throughout, there is a hallway, sitting room, lounge / diner with beautiful old inglenook fireplace, kitchen, downstairs shower room and toilet, on the first floor there are two bedrooms (one accessed via the other but it would be easy to configure a landing area to give separate access into each bedroom) and a third small childs bedroom with restricted height.

Outside there is a large predominantly grassed garden area amounting to just over half an acre with parking area, attached barn split into 2 storage areas and an old stone pigsty used for wood

Key Features

Old World Character & Charm

Set In Just Over Half An Acre

Secluded And Not Overlooked

Countryside Views Near Preseli Hills

Huge Future Potential

Attached Two Bay Barn

Near Pembs Coast National Park

Energy Rating: G

storage.

So to conclude, the location of this property provides country living at its best whilst still providing a blank canvas for the new owners to upgrade, extend (subject to consents) and enjoy this property for another 50 years and more.

Location

Trewaddon Ganol is located deep in the Pembrokeshire countryside completely surrounded by farmland and having far reaching views. The small village of Boncath is a few minutes drive away and has a convenience store whilst the larger village of Crymych is around 4 miles away which has greater facilities and a Secondary School. There are also lots of lovely beaches within easy reach.

Ground Floor

Accommodation - Entrance via double-glazed door into:

Hallway - With slate flooring, staircase to first floor, door into:

Lounge / Diner - **12' 9" x 12' 11" (3.9m x 3.95m)** With UPVC double-glazed window to the front, slate flooring, wood-burning stove set in a beautiful inglenook fireplace with bread oven to side, exposed beams, door into:

Kitchen - **6' 1" x 15' 4" (1.87m x 4.7m)** With UPVC double-glazed window to the side, slate flooring, enamelled sink/drain unit, slate slab worktops with various other shelving units, exposed beams.

Sitting Room - **12' 11" x 8' 5" (3.96m x 2.57m)** With UPVC double-glazed window to the front, fireplace having cast iron insert with timber surround, again slate slab flooring, exposed beams, door into:

Downstairs Shower Room - With UPVC double-glazed window to the rear, low level flush WC, pedestal wash hand basin, small fireplace, wall-mounted electric fan heater.

First Floor

First Floor - Accessed via staircase in hallway and giving access to:

Bedroom 1 - **13' 0" x 10' 9" (3.97m x 3.28m)** into alcove.

A large room with UPVC double-glazed window to the front, door through to:

Bedroom 2 - **12' 10" x 8' 4" (3.93m x 2.56m)** With UPVC double-glazed window to the front, exposed stone walling.

Bedroom 3 - **9' 10" x 6' 1" (3m x 1.86m)** A small child's room with low slung sloping ceiling, window to side.

Exterior

Externally - You access the property via a good stone track (which is also a rarely used bridleway). The house itself has around 0.5728 acres of lawned areas and grassland, often used by the grandchildren of our clients in the summer for camping out and generally having fun. Attached to the Barn is a traditional stone and slate pigsty currently used for storage of wood.

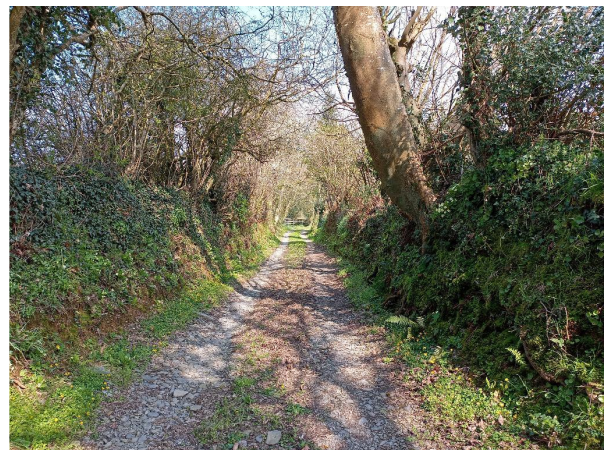
Barn 1 - **10' 5" x 12' 0" (3.19m x 3.68m)** With further potential (subject to any consents required) and currently used for storage.



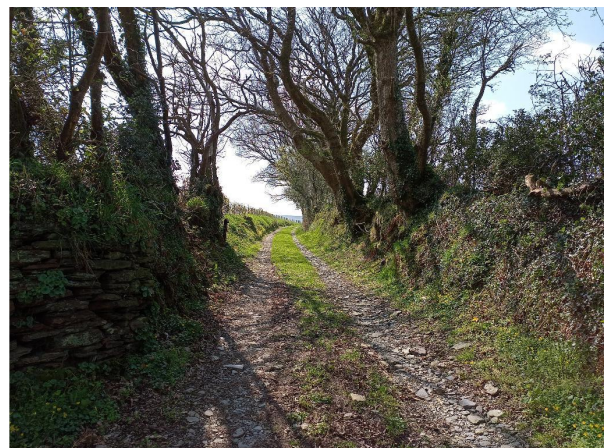
Aerial View 2



Track To House



Track Near House



Barn 2 - 11' 1" x 11' 11" (3.4m x 3.64m) With further potential (subject to any consents required) and currently used for storage.

Directions - From Boncath take the road sign-posted for Bwlch y Groes. Continue down this road and take second turn right just before Blue/Gray house called Postgwyn. Continue up this road and bear left, you will see a derelict church on your left, take the right turn (opposite the church) signposted Crymych. Pass a property called Marle on the right, pass another property on the right and the track to this property is next entrance on the left hand side. Name is on the gate at the track entrance.

General Information - Viewings: Strictly by appointment with the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales.

Tenure: Freehold

Services: Mains electric, mains water and private drainage (septic tank)

Council Tax: Band D, Pembrokeshire County Council (Charge for 2023/24 - £1,555.15)

Other View Of Track



Sitting Room



Other View



Lounge With Inglenook





Another View



Another View



Dining Area



Kitchen



Kitchen View 2



Picture Window In Kitchen



Downstairs Shower Room



Master Bedroom 1



View From Master



Bedroom 2



Small Childs Bedroom



Attached Barn



Barn Section 1



Barn Section 2



Stone Pigsty



Aerial View 3



Lawned Gardens Near House



Land And Views



Another View Of House



Aerial View 4



View Of Top Gardens



Side View Of House And Gardens



Aerial View 5



Gardens And Views

Floorplans



For Identification Purposes Only.
Plan produced using PlanUp.

Trewaddon Ganol

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	5 G	