



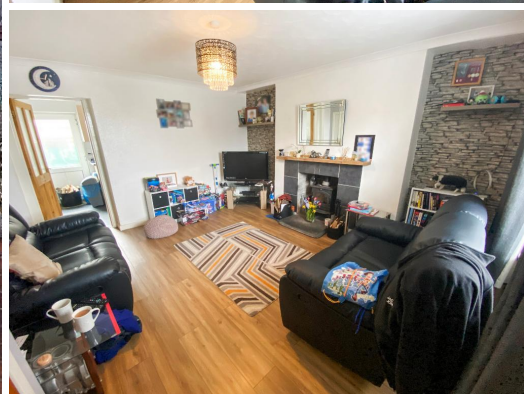
The Smallholding Centre

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SA38 9AS

3 Bed Terraced

£177,500



Ty'r Lon, Pentrecagal Road Drefach Felindre, Llandysul, SA44 5YA

Here we present to market a lovely, character three-bedroom terraced house located within the popular village of Drefach Felindre. The property benefits from on-street parking to the front with a good-sized enclosed, low maintenance garden to the rear.

Accommodation briefly comprises: entrance hall, a good sized lounge with feature wood-burning stove and a fitted kitchen, to the rear is a small TV room / hobby room with door leading out to the rear gardens. A staircase leads from the hallway up to the first floor where there are three bedrooms and bathroom. Outside there is a small courtyard area to the front and to the rear is an enclosed low-maintenance garden, a place to sit and relax which overlooks the church. Ty'r Lon would make an ideal first time buyers property being within walking distance of the local school and convenience store and with access to the local bus route.

Key Features

3 Bed Terrace House

Walking Distance To Amenities

Located On A Bus Route

On Street Parking To Front

Garden To Rear

Timber Outbuilding In Garden

Ideal First Time Buyer Property

Energy Rating: D

Location

Drefach Felindre benefits from a range of amenities including: Morrisons Daily store, fish and chip shop, two pubs, a primary school, church and village hall. It is also conveniently located on the 460 bus route which allows easy access to the larger towns of Carmarthen & Cardigan and beyond. Drefach Felindre is located just 10 minutes drive to Newcastle Emlyn, 15 minutes drive to Llandysul and 25 minutes to the beach at Aberporth.

Ground Floor

Accommodation - Entrance via part-glazed timber door into:

Hallway - 4' 6" x 3' 9" (1.39m x 1.17m) With staircase to first floor, tile-effect flooring, part-glazed timber door into:

Lounge - 14' 0" x 13' 2" (4.27m x 4.02m) With double-glazed window to front, wood-burning stove set in fireplace with tiled surround with slate hearth, understairs storage cupboard, electric storage heater, tv point, wood-effect laminate flooring, part-glazed door into kitchen.

Kitchen - 14' 7" x 6' 2" (4.46m x 1.89m) With UPVC double-glazed window to rear, a range of wall and base units, stainless steel sink / drainer unit, space for LPG cooker, space for fridge / freezer, space and plumbing for washing machine and tumble dryer, electric heater, tile-effect flooring, UPVC obscured double-glazed door to rear garden.

Please note: Our client has advised that the appliances: cooker, fridge / freezer, washing machine and tumble dryer are available via separate negotiation.

TV / Hobby Room - Located at the rear of the property this space could be used as a little office or TV room or hobby room.

First Floor

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

First Floor Landing - With airing cupboard, doors to:

Bedroom 1 - 7' 2" x 10' 10" (2.2m x 3.31m) With large double-glazed window to front, access to part-boarded loft space, electric storage heater.

Bedroom 2 - 8' 2" x 13' 9" (2.5m x 4.22m) With large double-glazed window to front, electric storage heater.

Bedroom 3 - 5' 10" x 6' 6" (1.79m x 2m) With UPVC double-glazed window to rear, access to loft space.

Bathroom - 7' 0" x 6' 7" (2.14m x 2.01m) With obscured UPVC double-glazed window to rear, low level flush WC, pedestal wash hand basin, panelled bath with "Mira" shower over, chrome towel rail, electric fan heater.

Exterior

Externally - The property is approached from the road via a low-maintenance gravelled area with decorative stone and a pathway to the



Wood-burner



Kitchen



Kitchen



Bedroom 1

front door. The rear garden is accessed via the kitchen with steps leading up to the good size garden. This area is again easy maintenance with artificial grass and gravel. There is a timber outbuilding which our client currently uses as a bar however this building does lend itself to many other uses. The garden is enclosed by a timber fence and enjoys views of the village church.

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

Tenure: Freehold

Services: Mains electricity, mains water, mains drainage, electric storage heaters.

Council Tax: Band B, Carmarthenshire County Council

Directions - From Newcastle Emlyn, take the A484 towards Carmarthen until you reach Pentrecagal. Proceed past the petrol station and take the right turn on the bend towards Drefach Felindre. Go through Waungilwen and into Drefach Felindre, pass the 1st bus stop on your right and continue around the bend and Ty'r Lon is the second terrace property on your right hand side, denoted by our For Sale board.

What3words: ///passports.tailing.gamer



Bedroom 2



Bedroom 3



Bathroom



TV / Hobby Room



Other View



Outside View Of TV/Hobby Room



Entertainment Bar



Outbuilding / Bar



Rear Gardens & Bar

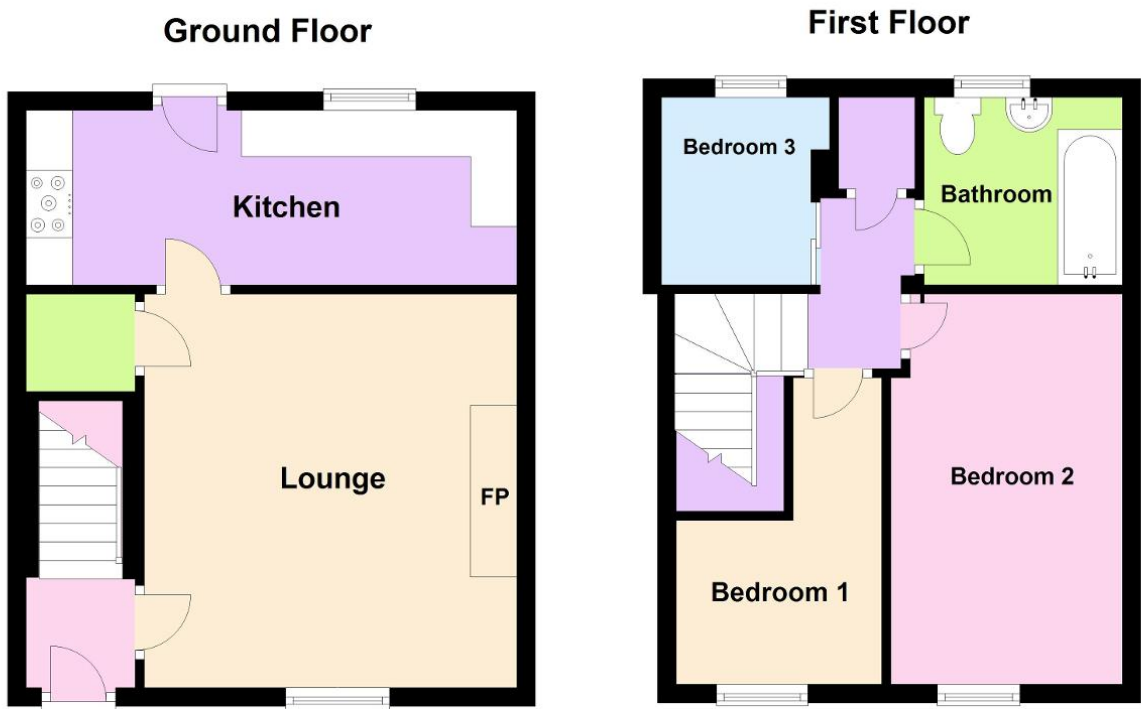


View Looking Back To House



Seating Area In Rear Gardens

Floorplans



For Identification Purposes Only.
Plan produced using PlanUp.

Tyr Lon

Energy Efficiency

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |