



## The Smallholding Centre

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## 4 Bed Detached House

Offers in Region of

# £325,000



## Tredegar House, Saron Road Llangeler, Llandysul, SA44 5EY

**\*\*Reduced from £340,000 to £325,000\*\*** Tredegar House is a character 4 bed detached house benefiting from a very useful half an acre paddock across the road which has a natural stream water supply and split into 3 enclosures that was up to recently used for the keeping of sheep but could be used for a variety of purposes. In the house there is an entrance hallway, lounge, spacious kitchen with breakfast room leading off, dining room with access to a ground floor workshop (accessed from both the ground and first floors and could provide further accommodation subject to any consents required), cloakroom, feature wide staircase giving access to the first floor which has 4 spacious bedrooms (one ensuite but needing refurbishment) and a family shower room and all situated conveniently on a main bus route into either Carmarthen/Newcastle Emlyn/Cardigan.

## Key Features

Spacious 4/5 Bed Detached House

Half An Acre Of Paddock Over The Road

Natural River Water Supply For Livestock

Edge Of Llangeler Village

Short Drive Into Emlyn Town

Character And Individuality

Potential With The Attached Workshop

Energy Rating: G



## Ground Floor

**Accommodation** - Entrance via timber glazed door into:

**Porch** - With tiled flooring, timber glazed door into:

**Entrance Hallway** - A particularly attractive hallway which has a wider than average feature staircase leading up to the first floor with wood panelling to either side, radiator, doors off to the cloakroom, kitchen and leading through to the dining area with door off to:

**Lounge** - 13' 3" x 16' 6" (4.06m x 5.04m) With a lovely feature fireplace with beam over, window to the front, radiator, second door leading to dining room.

**Kitchen / Breakfast Room** - 17' 3" x 13' 5" (5.28m x 4.1m) L-shaped

A large room with an excellent range of wall and base units, large window to the front, 1.5 bowl sink/drain unit, tiled splash back, "Hoover" washing machine, electric cooker, concealed spot-lighting, cupboard housing the "Worcester" oil-fired boiler, a lovely useful walk-in larder, double doors through to:

**Breakfast Room** - 13' 3" x 10' 2" (4.06m x 3.1m) With UPVC double-glazed patio doors out to rear gardens, radiator.

**Dining Room** - 10' 4" x 20' 2" (3.17m x 6.17m) Leading off from the hallway with door out to side, window to side, radiator, door into workshop space, door back into lounge, door off to:

**Cloakroom** - With low level flush WC, wash hand basin, part-tiled walls, extractor fan.

## First Floor

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

**Landing Area** - A large landing area with feature window on the staircase, part-exposed stone walling, radiator, doors off to all rooms including an unused room above the workshop offering further potential.

**Shower Room** - With disabled shower cubicle, low level flush WC, pedestal wash hand basin, radiator, window to rear, built-in airing cupboard.

**Master Bedroom (En-Suite)** - 14' 1" x 15' 3" (4.3m x 4.68m) With window to the front, wall-length built-in wardrobes, wash hand basin set in vanity unit, radiator, door into:

**En-Suite** - With window to the side, sunken bath with shower over with screen, bidet, low level flush WC, radiator, built-in airing cupboard. This bathroom could use a complete refurbishment.

**Bedroom 2** - 10' 4" x 13' 11" (3.15m x 4.26m) With window to the front, radiator.

**Bedroom 3** - 13' 8" x 13' 11" (4.17m x 4.25m) With two windows to the front and side providing views over the attached land over the road, built-in wardrobes, radiator.

**Bedroom 4** - 10' 7" x 10' 9" (3.23m x 3.3m) With window to side, radiator.



Another View



Lounge



Lounge - Other View



Dining Room

## Exterior

**Externally** - To the front of the property there is off-road parking for 2 vehicles. To the rear is a good-sized enclosed courtyard garden. Across the road there is an excellent further piece of land measuring around half an acre and is currently split into 3 enclosures, one enclosure up to recently was used for keeping sheep as there is a natural water supply with the stream at the bottom, one smaller enclosure and a third area that could be used for additional parking if required. In one of the enclosures there is a small stone ruin and a large chicken / duck shed should the new owners wish to keep some.

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

Tenure: Freehold

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

Council Tax: Band F, Carmarthenshire County Council

**Directions** - From Newcastle Emlyn, take the A484 towards Carmarthen. Proceed through Pentrecagal and continue on. You will see a left-hand turning for Llandysul and Tredegar House is located on the corner of this junction and is denoted by our for sale board.

What3words: ///waking.playback.withdraw



Dining Room - View 2



Cloakroom



Kitchen



Kitchen - View 2

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G	16   G	





Kitchen -View 3



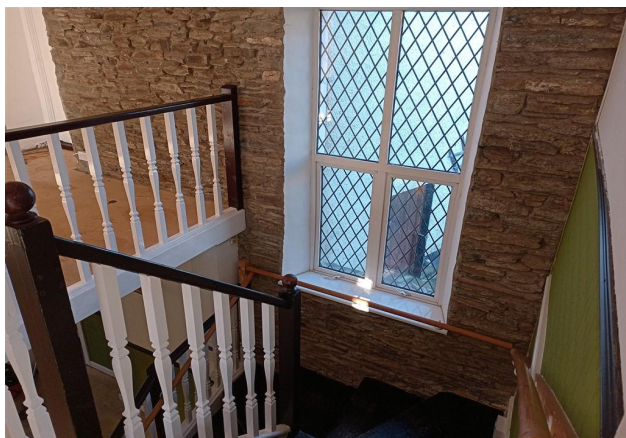
Walk In Larder In Kitchen



Sun / Garden Room



Spacious Landing



Feature Wide Staircase



Family Shower Room



Master Bedroom 1 (Ensuite)



Master Bedroom-View 2





Bedroom 2



Large Bedroom 3



Bedroom 3 -View 2



View Over The Land From Bedroom 3



Bedroom 4



Rear Courtyard



View Showing Workshop To Left Hand Side

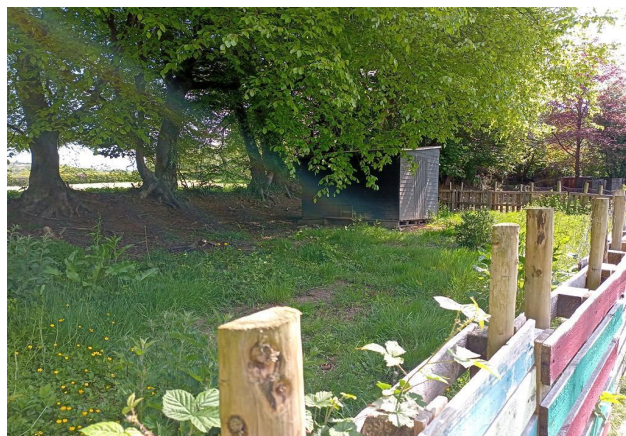


Small Stream Running Through

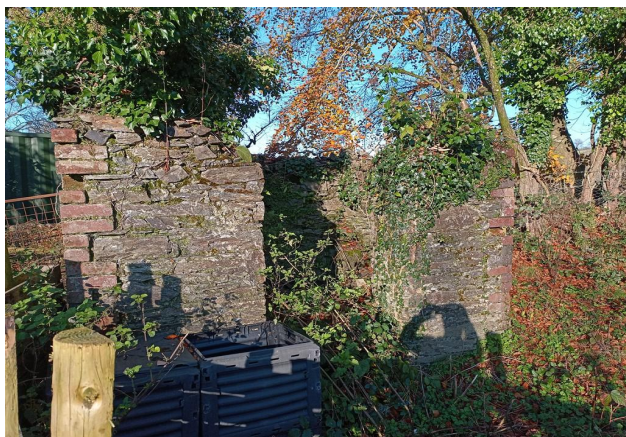




Another View Of Stream



Small Enclosure With Ruin



Small Stone Ruin



Beautifully Crafted Tunnel For Stream



Pretty And Useful Natural Water Supply



View Over Land



Looking Back To House From Stream



View To Stream