



## **Gilfach Cottage, Efailwen, Clynderwen, SA66 7JP**

Four Bedrooms  
Two Bathrooms  
Rural Smallholding

FREEHOLD

1,902 sqft  
14 Acres

OFFERS IN THE REGION

**£699,995**



*A charming Pembrokeshire smallholding set within 14 acres of idyllic countryside, with 266 metres of river frontage on the Cleddau Ddu.*











Gilfach Cottage is a delightful Pembrokeshire smallholding offering a perfect balance of rural tranquillity and self-sufficient living.



With 14 acres of picturesque land, a stretch of private river frontage and an established kitchen garden, this charming home presents a rare opportunity to embrace a slower, more natural way of life in a peaceful and unspoilt setting.





















Extending to approximately 1,902 sqft, Gilfach Cottage is a handsome detached farmhouse-style home offering flexible accommodation over two floors. The ground floor provides two generous double bedrooms, a family shower room, separate WC and a practical utility room. The heart of the home is the country kitchen, complete with an oil-fired Rayburn, and double doors leading into a light-filled conservatory which overlooks the gardens beyond. Two further reception rooms offer versatility for family life, both opening directly to the gardens and outdoor entertaining areas.

Upstairs, the principal bedroom suite enjoys a peaceful outlook over the surrounding countryside and includes a dressing room and ensuite bathroom. A further double bedroom completes the first floor.



Outside, the property is complemented by a selection of useful outbuildings including a workshop, garage with car port, and additional shed. A productive polytunnel vegetable garden sits alongside beautifully rewilded woodland and open grazing, offering both amenity and smallholding potential. The land is traversed by the Cleddau Ddu, with approximately 260 metres of private river frontage providing a serene natural backdrop and the opportunity to enjoy wildlife, fishing, or quiet reflection.





Tenure: Freehold

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

Council Tax: Band D (£2,060 p.a.)

EPC Rating: D

















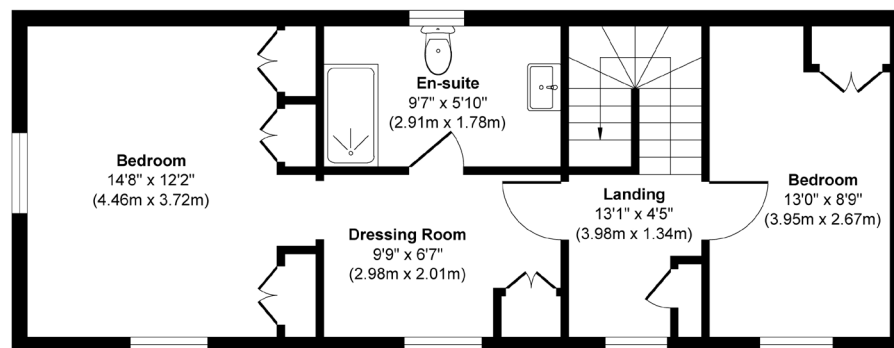




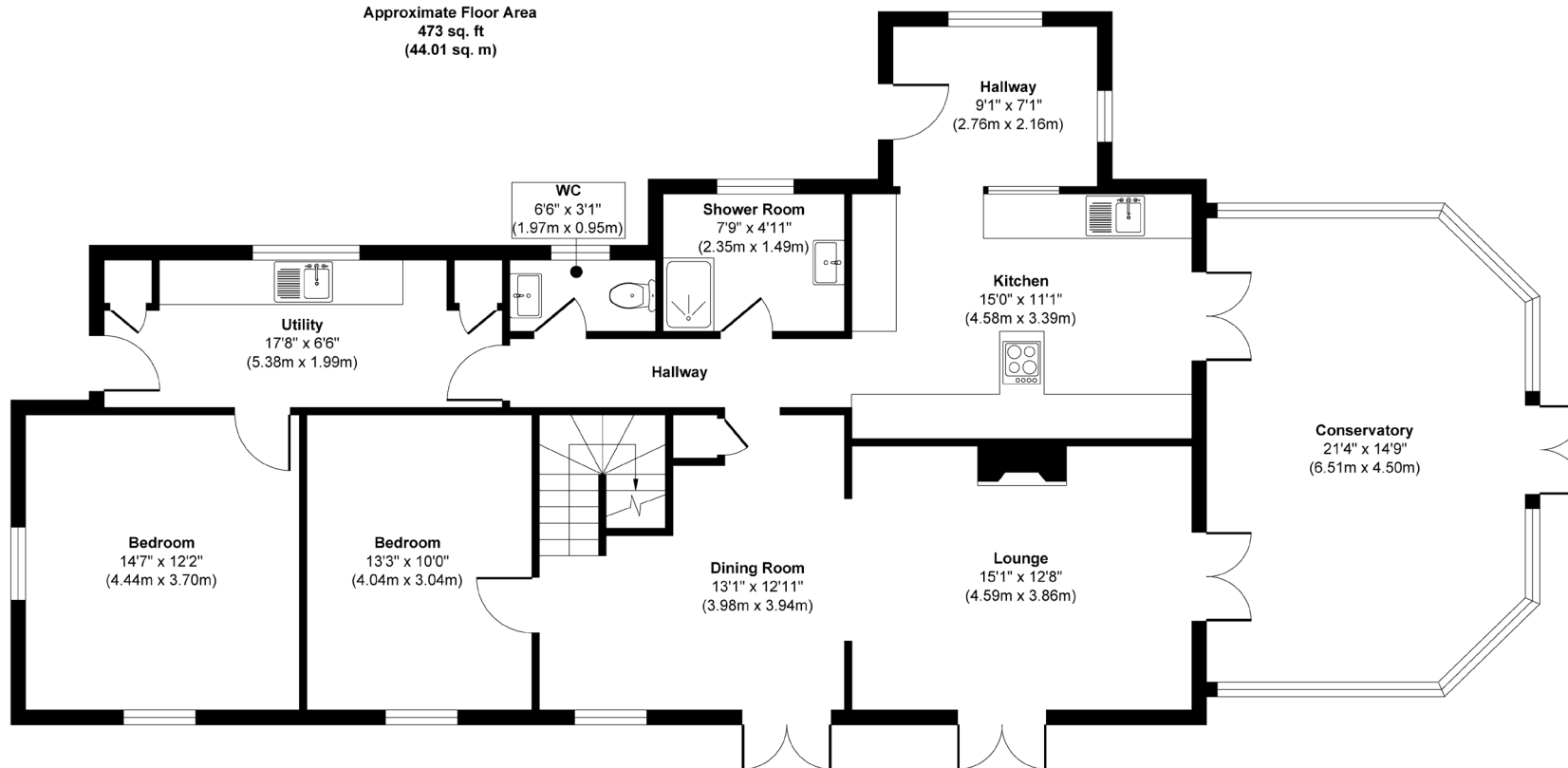








**First Floor**  
Approximate Floor Area  
473 sq. ft  
(44.01 sq. m)



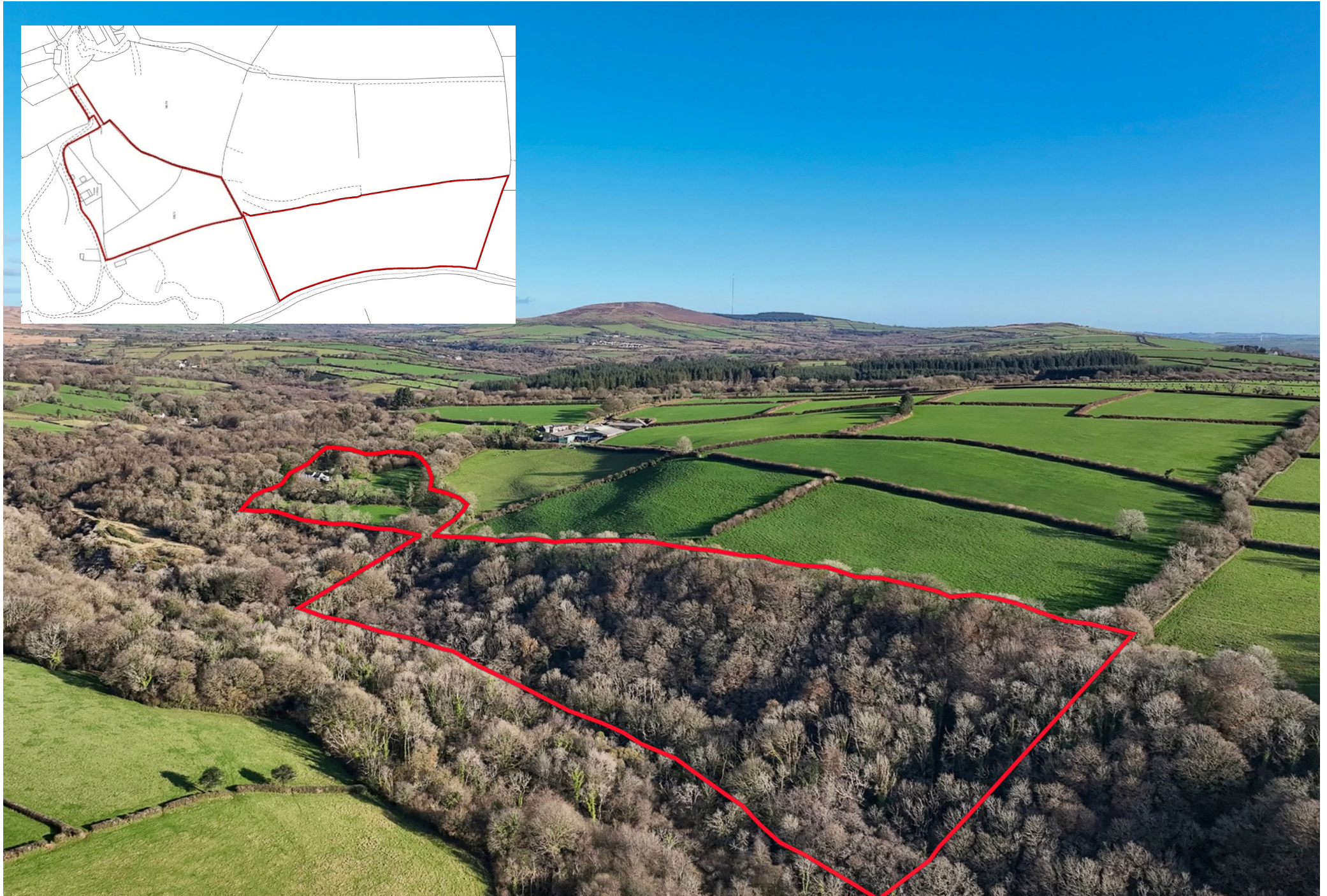
**Ground Floor**  
Approximate Floor Area  
1429 sq. ft  
(132.82 sq. m)

**Approx. Gross Internal Floor Area 1902 sq. ft / 176.83 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property







## The Location

Situated on the edge of the peaceful village of Efailwen, Gilfach Cottage enjoys an enviable rural position while remaining accessible to local amenities. The nearby village of Clynderwen (approx. 3 miles) offers everyday conveniences including a train station, local shops and a primary school. The charming market town of Narberth lies around 9 miles to the south, renowned for its independent boutiques, artisan food shops, galleries and cafés.

For outdoor enthusiasts, this part of Pembrokeshire is a haven. The Preseli Hills are just a short drive away, offering miles of walking and riding trails through heather-clad uplands, while the spectacular Pembrokeshire Coast National Park lies within easy reach (around 14 miles), with its unspoilt beaches and coastal path. The A40 provides easy access to Carmarthen (approx. 20 miles) and the M4 motorway beyond, linking the area conveniently to Swansea and Cardiff.





# THE GREENROOM

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Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.