



 CARDIGAN BAY PROPERTIES  
EST 2021

Vaynor, Llandysul, SA44 5UH  
Offers in the region of £280,000

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# Vaynor, Dre-Fach Felindre, SA44 5UH

- Traditional double-fronted stone house
- Additional dressing room or nursery off bedroom one
- Wood-burning stove in the kitchen/diner
- Generous grounds of 0.37 acres including rear garden with orchard area
- Easy access to Newcastle Emlyn, West Wales and Cardigan Bay
- Two well-proportioned bedrooms
- Character features including exposed floorboards and fireplaces
- Newly fitted kitchen with wooden worktops
- Village location with local amenities nearby
- Energy Rating: E

## About The Property

Looking for a traditional stone-built village house with genuine character, original features and a generous, 0.37 acre grounds? Vaynor offers a well-balanced two-bedroom layout, a strong kitchen/diner and a central Drefach Felindre position with easy access to West Wales countryside and Cardigan Bay.

Vaynor is a traditional, stone-built, double-fronted home with two bedrooms, sitting right in the heart of the popular rural village of Drefach Felindre. The position works well for village life, with everyday amenities close at hand, while still being within easy reach of Newcastle Emlyn and the wider countryside of West Wales, and the coastline of Cardigan Bay beyond.

The panelled front door opens into a central hallway where the tone of the house is immediately clear. Quarry tiled flooring, original panelled doors and a staircase rising to the first floor all set the scene, giving a sense of the property's age and character without feeling overdone.

To one side of the hall is the lounge, a comfortable front-facing room with a traditional sash-style timber window. An open Victorian-style fireplace sits on a slate hearth with decorative tiled sides and a timber mantel, creating a clear focal point. A pointed stone feature wall and original exposed floorboards add depth and texture, making this a room that suits both everyday use and quieter evenings.

Running across the rear and front of the house is the kitchen/diner, which is a real strength of the layout. This is a well-proportioned, practical space with sash-style windows to both elevations, allowing good natural light throughout the day. The dining area features a fireplace with a wood-burning stove, with a cupboard housing the oil boiler and tank to one side of the chimney breast and an alcove to the other. There is also a useful under stairs cupboard with a rear window. Exposed beams and quarry tiled flooring, continuing through from the hallway, reinforce the traditional feel.

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Details Continued:

The kitchen area has been newly fitted with matching wall and base units topped with wooden work surfaces. There is space and plumbing for a washing machine, space for an electric oven set within the inglenook, and a sink with drainer. A timber door leads directly out to the rear patio, which works well for day-to-day access to the garden.

Stairs from the hallway rise to the first floor, where a window on the half-landing overlooks the rear garden and brings light into the stairwell. The landing retains original exposed floorboards, has access to the attic, and leads to both bedrooms and the bathroom.

Bedroom one is a generous double room with a window to the front and exposed floorboards. An opening leads through to an additional room, currently ideal as a

dressing room or nursery, but equally useful as a home office or hobby space depending on needs.

The bathroom sits to the front of the property and is fitted with a three-piece suite comprising a bath with screen and electric shower over, WC and a distinctive stone wash hand basin set on a wooden display shelf. Walls are tiled around the bath, while the exposed floorboards continue the period feel seen elsewhere in the house.

Bedroom two is another good double, also front-facing, with exposed floorboards and a straightforward, practical layout.

Externally:

Outside, the property sits within 0.37 acre grounds with gated access to the side leads around to the rear entrance and

patio area, where a covered section provides a dry and sheltered spot for log storage or outdoor use. Steps lead down from here into the rear garden, which is arranged over three sections. Closest to the house is a lawned area, followed by a more enclosed section passing a former pigsty and old "Ty Bach", with the garden continuing beyond a greenhouse and two garden stores. At the far end is an orchard area, all surrounded by mature trees and hedged boundaries, giving structure and privacy without feeling closed in. Parking is on the street, there is ample space directly outside this house for 2 cars, but this land is not owned by this house.

Early viewing is recommended to fully appreciate the balance of character, space and village location on offer.

#### INFORMATION ABOUT THE AREA:

Drefach Felindre itself offers a good range of local facilities including shops, a sub-post office, primary school, public houses and places of worship. Newcastle Emlyn is around five miles away and provides a wider choice of shops, places to eat, leisure facilities and community activities, making this a practical base for both village and wider rural living in this part of West Wales, with Cardigan Bay within comfortable driving distance.

Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.

Hallway  
8'5" x 4'11"

Living Room  
14'4" x 10'1"

Kitchen/Diner  
7'8" x 11'5" max

Landing  
3'6" x 5'1"

Bedroom 1  
14'2" x 12'0"

Dressing Room  
7'9" x 11'6"

Bedroom 2  
14'4" x 10'0"

Bathroom  
6'3" x 8'9"

**IMPORTANT ESSENTIAL INFORMATION:**  
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: D - Carmarthenshire County Council

TENURE: FREEHOLD

PARKING: On-Street Parking- Parking is on the street, there is ample space directly outside this house for 2 cars, but this land is not owned by this house.

PROPERTY CONSTRUCTION: Traditional Build, original windows.

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains - The owner has informed us that the property had a full electrical safety check in August 2025 and had a new consumer unit installed at the same time.

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating & a wood burning stove

BROADBAND: Connected - TYPE - SoGea - up to 38 Mbps Download, up to 8 Mbps upload Fibre Broadband. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home/ Signal Available, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY - The seller has advised that there are no issues that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there is a Chancel Repair Liability on this property, the





owner has taken out a Chancel Repair Liability Indemnity Insurance Policy at the time of purchase, which they have advised us can be passed on to the new owners of this property.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location -

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that the deeds mention old rights to mines and minerals dating back to 1921. An indemnity insurance policy can be purchased to cover these if needed, please ask if you would like to see a copy of the deeds for the full details on these rights.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> - we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to

making an offer.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. The owner has informed us that the property had a full electrical safety check in August 2025 and had a new consumer unit installed at the same time. There is a Chancel Repair Liability on this property, the owner has taken out a Chancel Repair Liability Indemnity Insurance Policy at the time of purchase, which they have advised us can be passed on to the new owners of this property. The deeds mention old rights to mines and minerals dating back to 1921. An indemnity insurance policy can be purchased to cover these if needed,



please ask if you would like to see a copy of the deeds for the full details on these rights. Parking is on the street, there is ample space directly outside this house for 2 cars, but this land is not owned by this house.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

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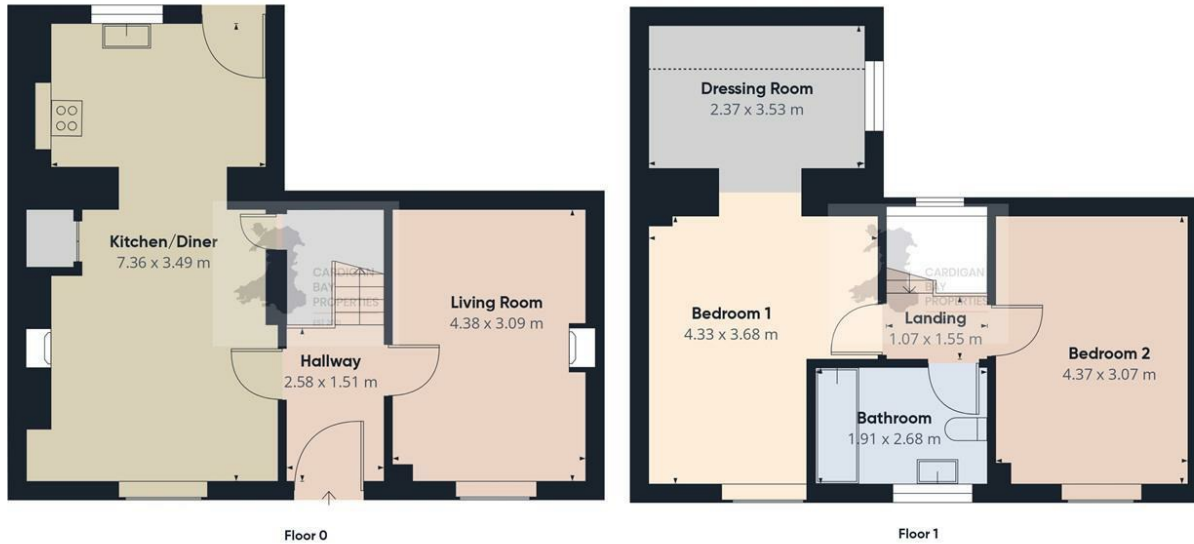




**DIRECTIONS:**

From Newcastle Emlyn head out on the A484 until you reach a right turning immediately after the left turning to Henllan. Follow this road into the village of Drefach Felindre and you will find this property on the right hand side, opposite the village "Parc Puw" playground. What3Words: ///called.keeps.corporate





Approximate total area<sup>(1)</sup>  
91.1 m<sup>2</sup>  
Reduced headroom  
2.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>75</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>39</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Contact Claire on 01239 562 500 or [claire@cardiganbayproperties.co.uk](mailto:claire@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. [info@cardiganbayproperties.co.uk](mailto:info@cardiganbayproperties.co.uk)

[www.cardiganbayproperties.co.uk](http://www.cardiganbayproperties.co.uk)



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