



Gellideg, Cwmhiraeth, Llandysul, SA44 5XJ

Offers in the region of £295,000



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- NO CHAIN – Detached cottage
- Rural hamlet location
- Multi fuel stove in lounge
- Tastefully extended
- Patio doors from master bedroom on to balcony
- Stunning countryside views from gardens
- Spacious kitchen
- Character features
- 10 min drive to Newcastle Emlyn
- EPC Rating : F

About The Property

This stunning, tastefully modernised, 2-bedroom cottage is nestled in the charming hamlet of Cwmhiraeth, Nr Newcastle Elmyr. Sitting close to the historic village of Drefach Felindre, whose past is entwined with the Welsh wool industry, Drefach Felindre benefits from a convenience store and a health food store, 2 pubs, takeaways and cafes, Red Dragon village hall, barber, National Woolen Mill museum, regular bus service to Cardigan and Carmarthen. The market town of Newcastle Emlyn is only 7 miles away and Carmarthen is just over 11 miles away with larger amenities. The bustling town of Cardigan and the beautiful beaches of Cardigan Bay are only a half-hour drive away.

As you step inside, you are greeted by a beautiful character lounge boasting a multi-fuel burner with a slate hearth and exposed painted beams, a staircase leading to the first floor, and steps up to the kitchen, tucked under the stairwell is a handy office area. The kitchen is a spacious area brimming with character, featuring a working Rayburn, a Belfast sink, oak worktops, an island with space and plumbing for a washing machine below and patio doors opening to the side garden and patio area, perfect for enjoying a morning coffee or tea.

Venture upstairs to find the first bedroom with a vaulted ceiling, a convenient storage cupboard, and an ensuite for added privacy, the ensuite benefits from a w/c, shower wash hand basin and additional built-in storage. Continuing up the stairs, you will discover the family bathroom before reaching the master bedroom, with a bath with shower over, a Velux window, w/c and a wash hand basin. The Master bedroom This room is a true sanctuary with its half-vaulted ceiling, patio doors opening to a balcony overlooking the rear garden, and a walk-in wardrobe for all your storage needs with further loft access for added convenience.



Continued

Externally this cottage comes with parking space for two vehicles, steps lead you to the front door with landscaped areas to either side of the cottage with mature shrubs and flowers, and gravelled areas aiding ease of maintenance, the rear gardens are separated into two main levels, the lower has been made into a stunning patio area a private tranquil area to enjoy, there are separate sections with additional seating areas, and a pathway around the house giving

it additional out of the way areas for storage etc, You ascend the steps to the upper level of the garden, into a beautifully landscaped area, you can also access this section from the balcony via the master bedroom. This area is enclosed, and has a garden shed, mature shrubs, trees and flower beds, lawned areas and a further patio located to take in the beautiful vista of the gardens and the far-reaching countryside beyond.

This cottage offers not only

character and charm but also practicality. Whether you're looking for a peaceful retreat or a cosy home to make your own, this property has it all. Don't miss the opportunity to own a piece of countryside paradise in this delightful cottage.

Entrance porch

2'11" x 2'1"

Lounge

18'8" x 13'0"

Kitchen

14'2" x 12'0"

Bedroom 2

13'4" x 11'2"

En-suite

5'11" x 4'11"

Bathroom

7'1" x 6'7"

Master Bedroom

14'2" x 12'0"

Walk-in Wardrobe

8'6" x 3'11"

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: C - Carmarthenshire

County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Electric Heating with immersion heater for hot water, a Rayburn in the kitchen and a Multi Fuel stove located in the lounge

BROADBAND: Connected - TYPE - Standard ***- up to 80 Mbps Download, up to 20 Mbps upload *** FTTP, - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk)

MOBILE SIGNAL/COVERAGE INTERNAL:

Signal Available, Limited , 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 none 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 are none that they are





aware of.

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 there are none that they are aware of as this area is not in a coal or mining area.

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.

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. Steps up-to the front door & elevated rear garden.

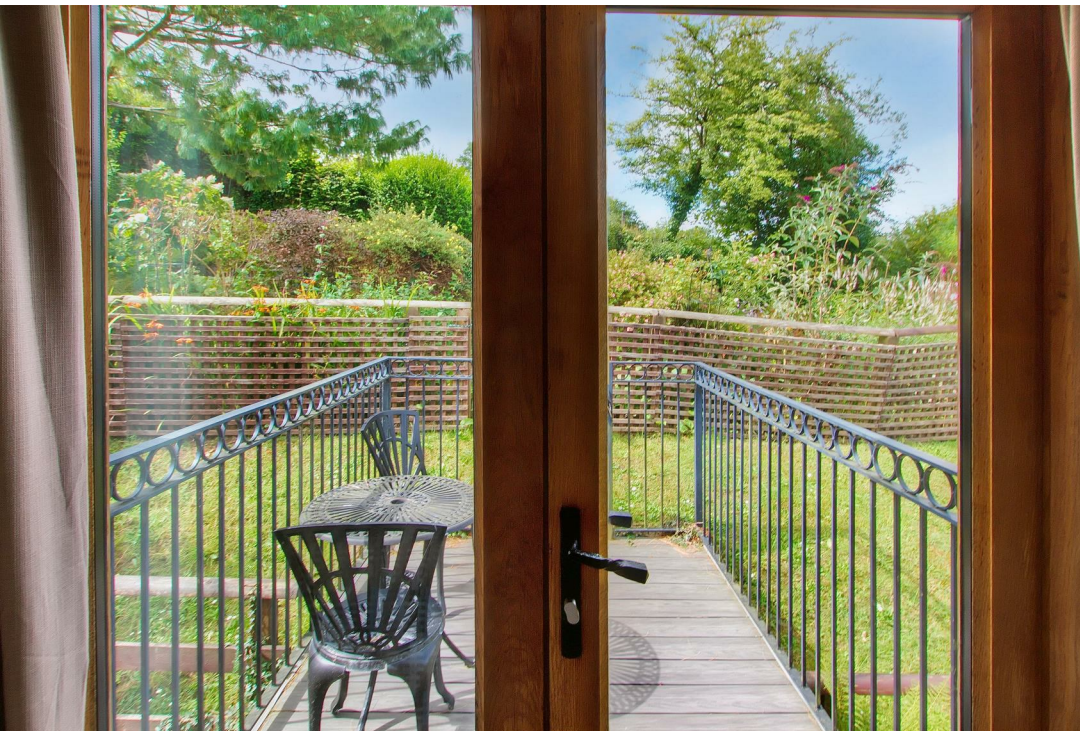
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

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.

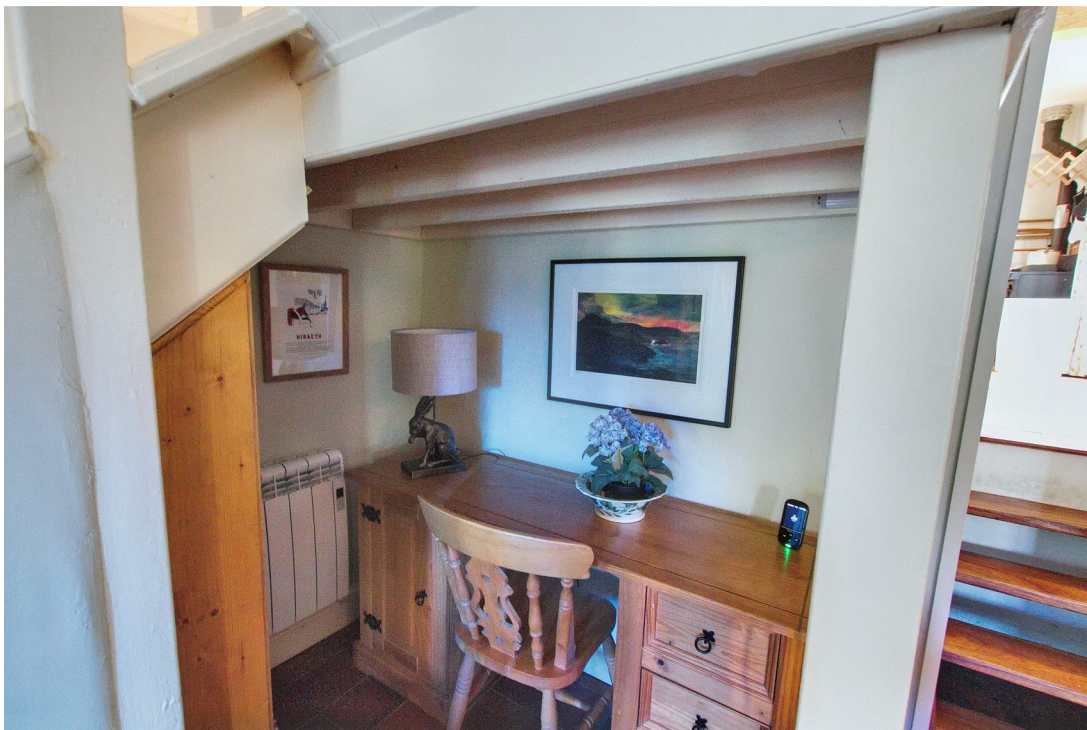
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DIRECTIONS:

From Cardigan travel along the A484 through Newcastle Emlyn, and continue along to the village of Pentrecagal, in the middle of the village turn right towards Drefach Felindre, continue on this road into Drefach Felindre, Go up the lane to the right of the big church, taking the second right turn (immediately after the red horse rider sign). Gellideg is in front of them as the road flattens out What3Words [///infinite.hung.caravans](https://www.what3words.com/#!/infinite.hung.caravans)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Contact Tania on 01239 562 500 or tania@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

www.cardiganbayproperties.co.uk