



CARDIGAN  
BAY  
PROPERTIES

EST 2021

Ty'r Felin, New Mill,, Llandysul, SA44 5XB

Offers in the region of £390,000





# Ty'r Felin, New Mill,, Drefach Felindre, SA44 5XB

- Three-bedroom detached stone house with original character.
- Bright and spacious lounge/diner with exposed beams and stone walls.
- Separate sitting room with French doors leading to the garden.
- Decked seating area and space for a hot tub.
- Walking distance to village amenities and a short drive to Newcastle Emlyn.
- Generous gardens extending to around a third of an acre.
- Modern kitchen with vaulted ceiling and range cooker.
- Polytunnel, chicken run, fruit trees, and vegetable beds.
- Ample off-road parking via gated driveway.
- EPC rating : E

## About The Property

Looking for a home with character and space in a thriving rural setting? This charming three-bedroom detached stone house, set within a third of an acre, combines timeless features with practical modern touches, offering a versatile layout, mature gardens, and easy access to local amenities.

This beautifully crafted three-bedroom stone house is brimming with character and charm, making it an ideal family home in the rural hamlet of Drefelin. Sitting on approximately a third of an acre, the property combines traditional features like exposed beams and stone walls with practical outdoor space, perfect for growing families or keen gardeners.

The lounge/diner forms the heart of the home, offering a spacious layout with two exposed stone walls and two wood-burning stoves that create a cosy yet grand atmosphere, complemented by the natural light from four sash windows. This room leads seamlessly into the kitchen, designed with practicality and style in mind. Vaulted ceilings with exposed trusses, and modern appliances, including a Rangemaster cooker, provide everyday convenience.

A separate sitting room offers a more intimate space to relax, with French doors opening directly to the garden. Wooden floors and additional exposed stone details tie the aesthetic of this room to the rest of the home, creating a cohesive and welcoming interior.

Upstairs, the character continues with three well-proportioned double bedrooms. Vaulted ceilings, exposed stone walls, and built-in wardrobes add a touch of rustic charm, while modern double-glazed sash windows bring in plenty of light. The family bathroom is both functional and stylish, with a standalone bath, shower, and fully tiled walls.

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Continued:

The outdoor space is a standout feature. The gardens are thoughtfully arranged, offering areas for relaxation, and self-sufficiency. A decked seating area sits close to the house, perfect for outdoor dining, while further afield, there's a polytunnel, chicken run, and a range of fruit trees and vegetable beds. For those with a taste for outdoor hobbies, the garden also includes a small stone building with the potential for housing animals or extra storage.

Practical features haven't been overlooked. The property includes a gated driveway with ample parking, connections for a hot tub, and a historic right of way which has been blocked off for privacy. Located within walking distance of the nearby shop and bus route in Drefach Felindre, and just a ten-minute drive to the larger market town of Newcastle Emlyn, this home balances rural charm with everyday convenience.

For anyone looking to combine

traditional character with modern comforts, this house offers an exciting opportunity to enjoy life in a thriving, friendly rural community.

Kitchen

18'0" x 11'10"

Lounge

35'0" x 13'6"

Sun Room / Sitting Room

18'1" x 9'2"

Landing

12'2" x 7'5"

Bedroom 1

13'10" x 11'8"

Bedroom 2

18'1" x 9'4"

Bedroom 3

14'1" x 11'3"

Family Bathroom

10'7" x 6'1"

Range of outbuildings

Polytunnel

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

COUNCIL TAX BAND: E - Carmarthenshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil

BROADBAND: Connected - TYPE - Standard \*\*30 Mbps Download, \*\*\*. - 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 is a historic right of way across the garden for the former mill's use only

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





Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that they think that the neighbour is applying for planning for a residential dwelling in their garden, however, we are unable to find any application on the county council portals

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 via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. 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.

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, Please read the important essential information, the owner has informed us there is a historic right of way through the garden, and the neighbour may be planning on building a dwelling in their 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.

TR/TR/12/24/OK/TR













### DIRECTIONS:

From Newcastle Emlyn, take the A484 towards Carmarthen. In the village of Pentrecagal, turn right after the garage towards Drefach Felindre. Proceed through the village, over the narrow bridge and take the left-turn for Drefelin. Continue on this road over the narrow stone bridge, pass the mill on the right and Ty'r Felin is the next property on the right. What3words: ///strikers.pony.herbs





For Identification Purposes Only.  
Plan produced using PlanUp.



### 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>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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