



Anvil, Drefach Felindre, Crymych, SA41 3UY

Offers in the region of £125,000



CARDIGAN
BAY
PROPERTIES

EST 2021





Anvil, Drefach Felindre, Newport, SA41 3UY

Offers in the region of £125,000

- Semi-detached cottage in Felindre Farchog in need of modernising
- Three bedrooms including ground floor double
- Lounge with open fireplace
- Kitchen with double doors to living space
- Ground floor bathroom and separate WC
- First floor with character features and exposed beams
- Rear garden with patio, lawn and raised beds
- Gateway leading to stream at rear boundary
- No off-road parking, shared side access
- EPC Rating : E

About The Property

Looking for a character cottage in need of modernisation, with a garden that backs onto a stream, set in a convenient village location close to the Pembrokeshire coast? This semi-detached home in Felindre Farchog offers flexible living space, original features and plenty of scope to make it a comfortable home or coastal base in West Wales.

Set along the village road in Felindre Farchog, just a short drive from Newport and the coastline of Cardigan Bay, this semi-detached cottage has a straightforward layout with a mix of traditional features and practical living space. With no off-road parking and a shared side access, it suits those prioritising location, character and outdoor space over parking convenience.

The main entrance is via the back door through the shared access passageway into the garden, leading into the property. The kitchen sits to the rear of the house and is fitted with a range of wall and base units, offering good storage and worktop space. There is a freestanding electric cooker, sink and drainer, and wood-effect flooring which keeps the space practical. A cupboard provides additional storage, and double doors open through to the main living area, helping the ground floor feel more connected.

The lounge is a comfortable central space, with an open fireplace creating a natural focal point. There is room here for seating and dining if required, and the staircase rises from this room to the first floor. Doors lead out to the side and into the inner hallway, giving a nice flow between the different areas of the ground floor.

From the inner hallway, access is provided to the ground floor bedroom, bathroom and separate WC. The bedroom is a double, positioned on the ground floor, which adds flexibility for those needing single-level living. The bathroom includes a bath with an electric shower over and a wash hand basin, while the separate WC sits alongside, a practical arrangement.



Continued
Upstairs, the landing has some restricted head height, which is typical for a property of this style. There is useful storage here, including space for the hot water tank. Two further bedrooms are located on this floor. The second bedroom is a single, also with some restricted head height, and looks out over the rear garden. The third bedroom is a double, again with areas of reduced headroom, but benefits from exposed beams and built-in storage, including under-eaves space. Both upstairs rooms enjoy views over the garden, adding a pleasant outlook.

Outside, the rear garden is a real feature of the property. A patio area sits

directly outside the house, providing a spot for seating or outdoor dining. Beyond this is a lawned section with raised beds, offering potential for gardening or growing produce. At the far end, a gateway leads down to a stream, which adds a natural backdrop and a sense of space beyond the boundary. There is also an old shed providing basic storage.

The setting in Felindre Farchog places the property within easy reach of Newport, with its mix of independent shops, eateries and access to the Pembrokeshire Coast National Park. The wider area of West Wales is known for its scenery, coastal walks and beaches along Cardigan Bay, making this an

appealing option for those looking for a permanent home, second property or a project with potential.

Overall, this is a property with character and flexibility, offering a manageable footprint with scope to update and personalise over time. The garden and stream setting give it an edge, and the location close to the coast adds to its appeal.

Viewings are recommended to appreciate the layout, setting and potential on offer.

INFORMATION ABOUT THE AREA:

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.

Set along the village road in Felindre Farchog, just a short drive from Newport and the coastline of Cardigan Bay, which benefits from a country pub, Newport town's amenities including shops, a primary school, cafes, and pubs. The area is renowned for its estuary and the golden beaches of Newport Sands, offering plenty of opportunities for outdoor activities and leisurely strolls along the Cardigan Bay coastal paths and the nearby Preseli mountains.

Kitchen
13'7" x 11'8"

Lounge
14'6" x 20'6" (max)

Inner Hallway
7'11" x 2'7"

Bathroom
5'0" x 5'6"

W/C
2'8" x 5'4"

Bedroom 1
9'11" x 8'6"

Landing
5'10" x 8'11"

Bedroom 2
13'5" x 8'0" (max)

Bedroom 3
15'6" x 10'1" (max)

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: C - Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: No Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Standard *** -

up to .. Mbps Download, up to .. Mbps upload

***Wireless - 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. 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 pathway between Anvil and the house on the left, which is accessible by both houses, that Anvil has a right of way down

FLOOD RISK: Rivers/Sea -Medium - 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. 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 budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. located on the A478 Coastal Road. This property is in need of modernisation, there has been a water leak in the front bedroom. There is no official parking with this property, but the owner had a previous agreement with the owner of the local pub, The owners have indicated a buyer could speak to them and see if they will be able to also come to an agreement. The seller has advised that there is a pathway between Anvil and the house on the left, which is accessible by both houses. It is showing as a medium flood risk from the river, however the owner has informed us that it has not flooded.

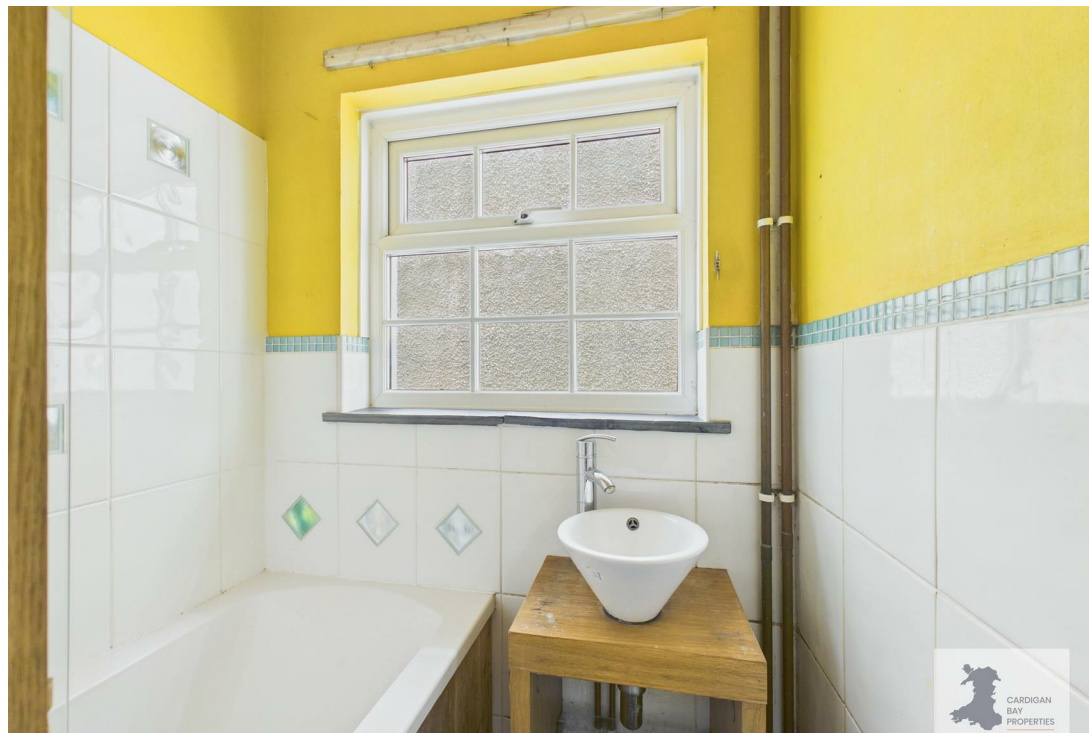
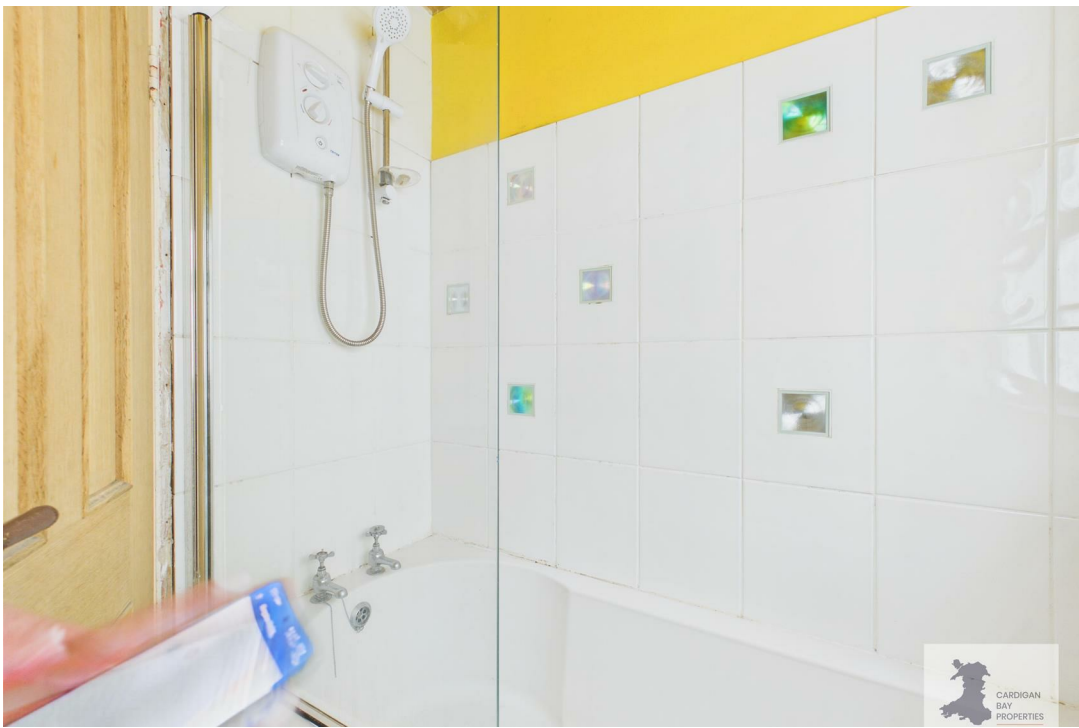
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

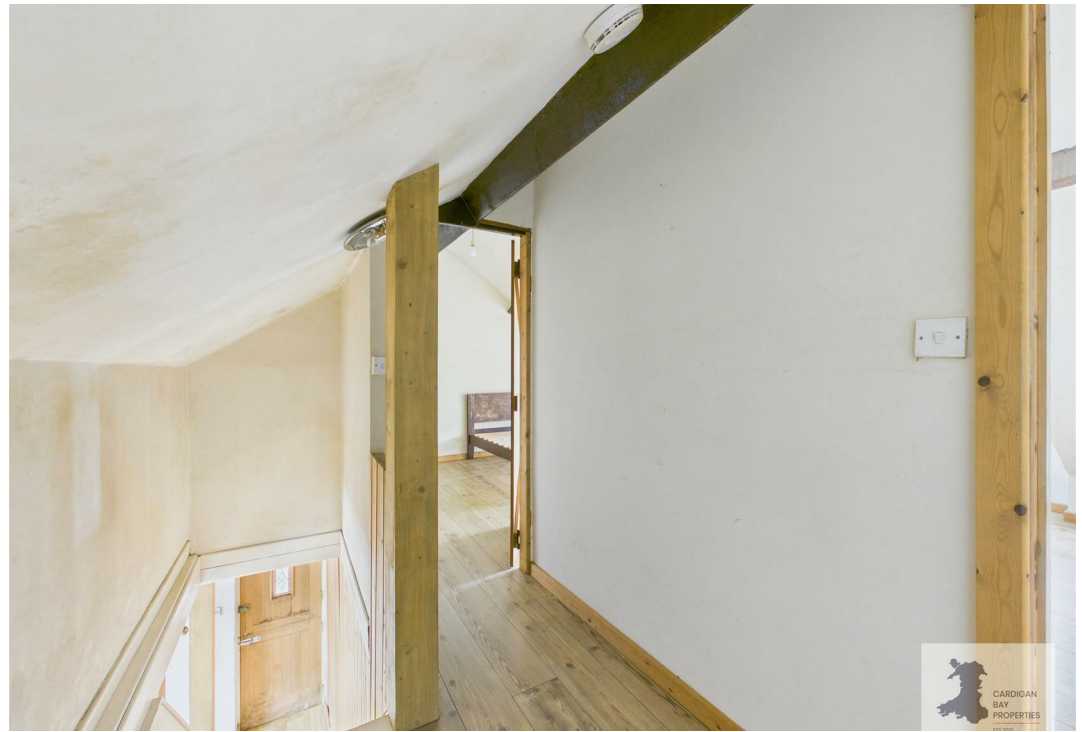
GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are

approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

TR/TR/05/26/TR/OK/TR









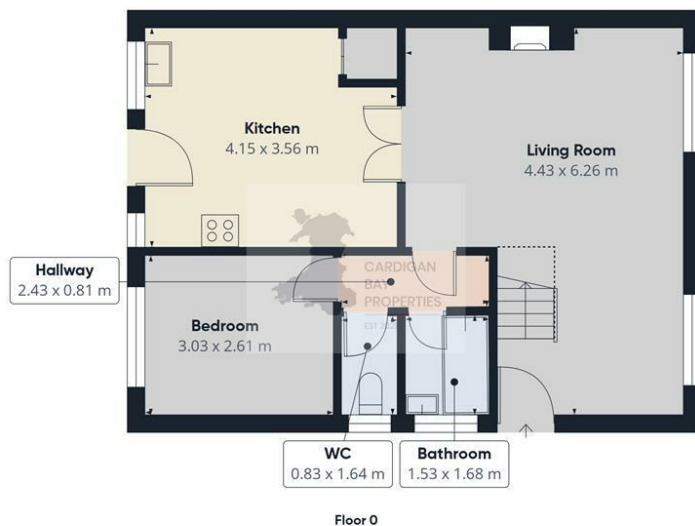




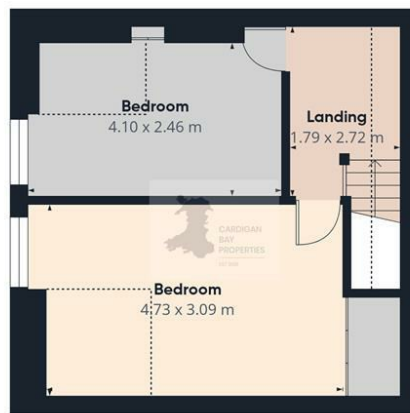
DIRECTIONS:

From Cardigan, take the A487 towards Fishguard. Drive through the village of Eglwyswrrw and into the village of Felindre Farchog, the property is located on the left in the middle of the village.





Floor 0



Floor 1



Approximate total area⁽¹⁾

83.3 m²

Reduced headroom

6.9 m²

(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) A		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(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.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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