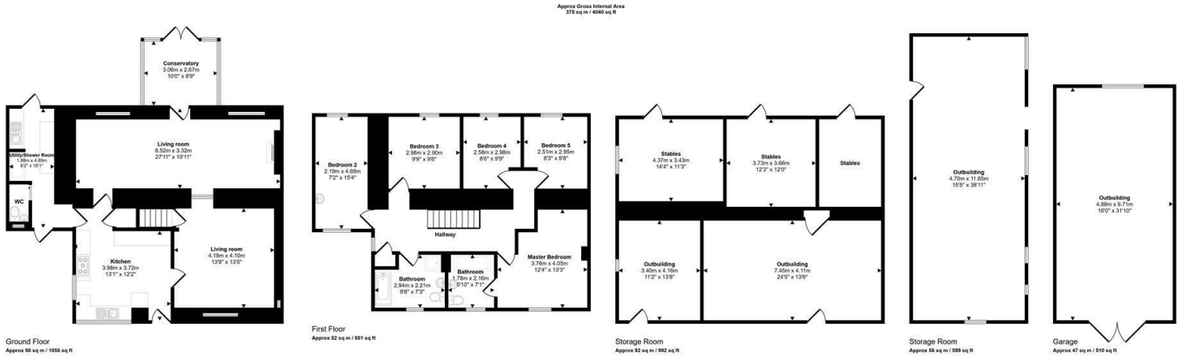

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'F' Carmarthenshire

ref:LW/AMS/08/25/OK/09/25

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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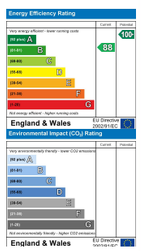
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk

Pentre Pentrecagal, Newcastle Emlyn, Carmarthenshire, SA38 9HT

- Detached Former Farmhouse
- Approx. 1.25 Acres of Land
- Lots of Potential
- Three Bathrooms
- Air Source Heating & Solar Panels
- Variety of Outbuildings
- Five Bedrooms
- Three Reception Rooms
- Off Road Parking
- EPC Rating: B



Offers In The Region Of £350,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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The Agent that goes the Extra Mile

A delightful detached former farmhouse set within approximately 1.25 acres of grounds, complete with a range of versatile outbuildings, situated in the village of Pentrecagal just a short drive from the bustling market town of Newcastle Emlyn. Pentre is a characterful, stone-built home that has been cherished by the same family for many years. The property offers five bedrooms, three reception rooms, and benefits from modern features including air source heating and solar panels.

The house is entered through the kitchen, fitted with a range of units, a Rayburn stove, and a front-facing window that floods the room with natural light. A door leads through to a practical utility room with slate flooring, incorporating a W/C, shower, sink, and additional storage. From here, doors open to both the front and rear gardens, making it an ideal everyday entrance.
The living room features a charming fireplace, creating a welcoming focal point, and connects to a conservatory that looks out over the grounds at the rear. A second reception room offers flexibility, perfectly suited as a dining room, home office, or snug.

A staircase rises to the first floor, where there are five bedrooms. The master bedroom includes fitted wardrobes and an en-suite shower room, while the family bathroom offers both a separate bath and shower.

Externally, to the front of the property, you'll find three stables, perfect for equestrian use or adaptable for storage or workshops. To the rear, there are two attached outbuildings, offering excellent storage potential. Besides this, there are two further detached outbuildings, one of which measures approximately 15'5" x 38'11", providing ample space for machinery, vehicles, or conversion potential (STPC).

At the rear of the house, a formal garden is framed by mature trees and hedging, offering a peaceful setting to relax and unwind. A lawned driveway runs alongside the grounds and leads to a paddock, where established fruit trees and generous space for raised beds or polytunnels provide plenty of scope for those with a love of the outdoors. A wonderful opportunity to embrace a semi-rural lifestyle.

The property is approximately 2 miles from Newcastle Emlyn is a quaint market town dating back to the 13th Century. Straddling the two counties of Ceredigion and Carmarthenshire, Newcastle Emlyn town lies in Carmarthenshire and Adpar on the outskirts lies in Ceredigion divided by the River Teifi. The town offers a range of amenities including a Castle, supermarkets, restaurants and coffee shops, a primary and secondary school, swimming pool, leisure center, several public houses and many independent shops. Situated 10.6 miles south east of Cardigan and 16.7 miles North West of the town of Carmarthen (which gives direct access via the A48 on to the M4 motorway), the town is within easy reach of many local areas and attractions including the beautiful West Wales coastline, which is with easy driving distance and provides a choice of beaches and interesting coastal path walks etc.

DIRECTIONS

From Cardigan, take the A484 towards Newcastle Emlyn. When you reach the village of Cenarth, bear left just after crossing the bridge, sign-posted for A484 to Newcastle Emlyn. Continue along this road for approximately 3 miles and when you reach the town continue past the town on the A484 towards Carmarthen, past CK's Supermarket on your right, continue for another 1.6 miles out of town and turn left signposted Afon Teifi Caravan and Camping, continue along the road and take the first right and drive to the end of this road where you will see the property in front of you. What three words to turning off main road ///blows.masterful.feasted + What three words to house - ///snow.thumbnail.tastes

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.