



The Smallholding Centre

10 High Street ☎ 01239 621 303

Cardigan

SA43 1HJ

✉ info@thesmallholdingcentre.co.uk

3 Bed Cottage

Offers in Region of

£280,000



Penlon Rhadis, Cwmpengraig Drefach Felindre, SA44 5HT

A character 3 bed detached cottage set on the edge of the attractive semi rural village of Cwmpengraig, itself about a 10 minute drive into the larger market town of Newcastle Emlyn which has a variety of shops and a Secondary School. In the cottage there is a sitting room with woodburner, a cottage-style staircase takes you up to the home office, an attractive kitchen / diner with the main staircase up to the first floor, a large conservatory, on the first floor there are two further bedrooms and a shower room. Outside there are attractive gardens to the rear overlooking the valley with a detached garage with parking and a second parking area at the front of the cottage. Overall a very well cared for character cottage with some attractive features and nestled in the Cwmpengraig valley.

Key Features

3 Bed Detached Cottage

Character Well Presented Property

Detached Garage + 2 Parking Spaces

Income From Wood Pellet Heating

Views Over the Valley

Attractive Kitchen / Dining Area

Superfast Broadband Available

Energy Rating: E

Ground Floor

Accommodation - Entrance via timber door into:

Entrance Porch - With windows to side and rear, cloaks hanging space, tiled flooring, doors to sitting room and kitchen/diner.

Sitting Room - 10' 5" x 12' 6" (3.2m x 3.83m) With 2 UPVC double-glazed windows to front and rear, with lovely views across the valley, staircase to first floor, wood-burning stove set in stone surround, oak flooring, beamed ceiling, radiator.

Home Office - 13' 0" x 10' 6" (3.98m x 3.21m) Max. Restricted Height.

With restricted head space, this room is accessed via the cottage-style staircase in the sitting room, with two UPVC double-glazed windows to the front, wood-clad ceiling, built-in cupboard, radiator. Our vendor currently uses as a home office (superfast broadband available (subject to any contract) - our vendor enjoys speeds of 50mbs).

Kitchen / Diner (Installed 2021) - 13' 3" x 21' 0" (4.04m x 6.41m) With UPVC double-glazed leaded windows to the front and rear, with a range of wall and base units, limestone flooring in kitchen area (with under-floor heating) with oak flooring in dining area, biomass pellet-fired burner, space and plumbing for washing machine, electric ceramic hob with extractor hood over, built-in electric oven, tiled splash backs, sink/drainage unit, marble work surfaces, timber clad ceiling.

Conservatory - 14' 9" x 12' 7" (4.52m x 3.86m) Accessed via steps from dining area, this useful space has oak flooring, dwarf walls with double-glazed panels on 2 sides, double-glazed doors out to gardens, polycarbonate roof.

First Floor

First Floor - Accessed via staircase in dining room and giving access to:

Landing Area - With doors off to both bedrooms and shower room.

Bedroom 1 - 13' 8" x 9' 0" (4.2m x 2.75m) With two UPVC double-glazed windows to the front and side, built-in cupboard, radiator.

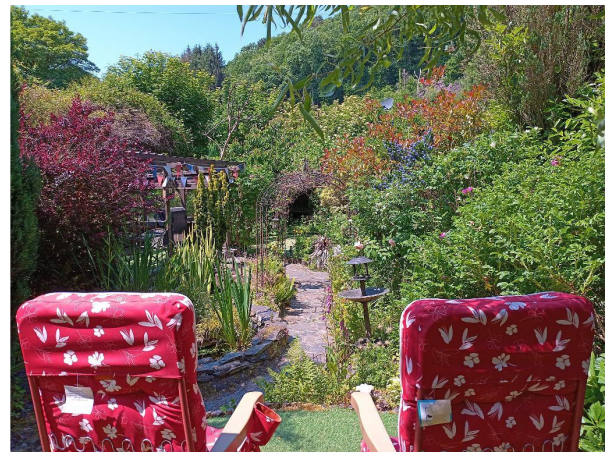
Bedroom 2 - 8' 9" x 9' 0" (2.68m x 2.75m) With UPVC double-glazed window to rear, beamed ceiling, radiator.

Shower Room (Installed 2020) - With double-glazed window to side, low level flush WC, wash hand basin set in vanity unit, shower cubicle with electric shower fitted with glass screen, part-tiled walls, tiled flooring.

Exterior

Externally - The cottage is located in a peaceful setting with a fish pond and small feature wooden bridge, a beer garden/BBQ area with pergola over, a stone path leading to higher garden, a stone-built potting shed (2.35m x 5.11m) with concrete base and polycarbonate roof, off street parking for 1 vehicle at top and a further parking space outside the garage, there is a nice outlook across the valley and further pedestrian side access into garden.

Income from Wood Pellet Heating - Our clients have recently (December 2021) installed a biomass boiler for heating and hot water



Rest and Relaxation



Penlon Rhadis Plaque



Close-up Rear View



Kitchen

purposes which not only uses a clean, green, renewable, and highly cost effective energy source, but is also registered under the UK Domestic Renewable Heat Incentive scheme (DRHI). The scheme provides £500/quarter (£2000/year) over seven years, and for this property will expire in December 2028.

The payments remain with the property/boiler and are fully transferable to the new owner. Our clients can provide further information, as can the Ofgem DRHI Scheme website.

General Information - Viewings: Strictly by appointment with the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales.

Tenure: Freehold

Services: Mains water, electricity and drainage. Superfast broadband is available (subject to provider contract) - our vendor enjoys speeds of around 50mbs

Council Tax: Band D, Carmarthenshire County Council.

Directions - From Newcastle Emlyn, take the A484 towards Carmarthen until you reach the village of Pentrecagal. Turn right here on the bend sign-posted Drefach Felindre. Stay on this road until you reach Drefach Felindre and continue through the village until you reach Cwmpengraig. In the village you will see a telephone box on your left and Penlon Rhadis is a little further along on the right-hand side just past the right hand turn, denoted by our For Sale board.



Sitting Room



Fireplace in Sitting Room



Kitchen / Diner



Another View



Another View



Another View



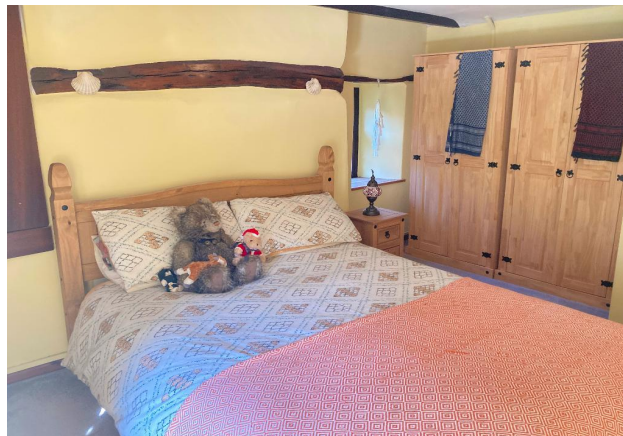
Pellet-burning Heater



Conservatory



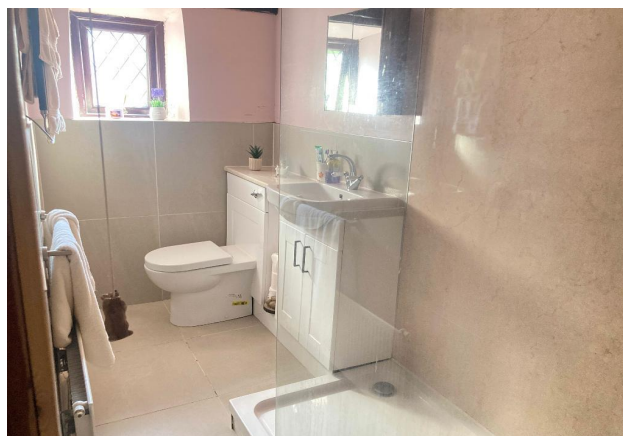
Bedroom 1



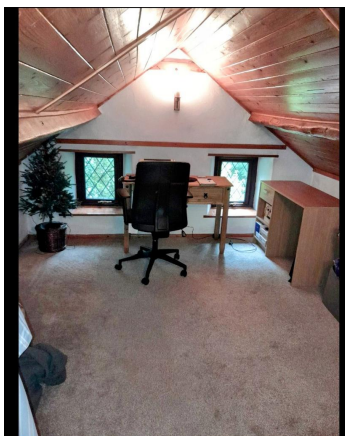
Bedroom 1 - Another View



Bedroom 2



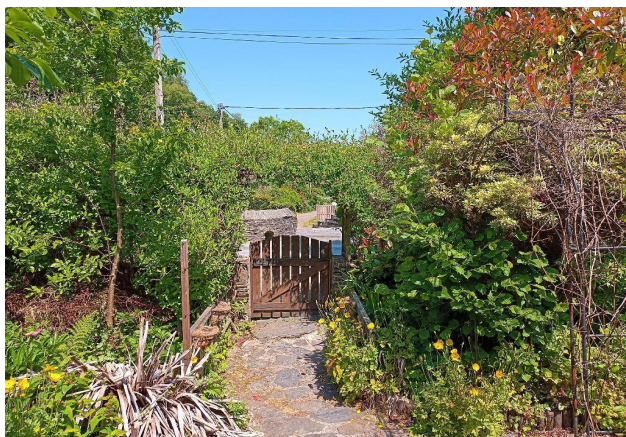
Shower Room



Home Office



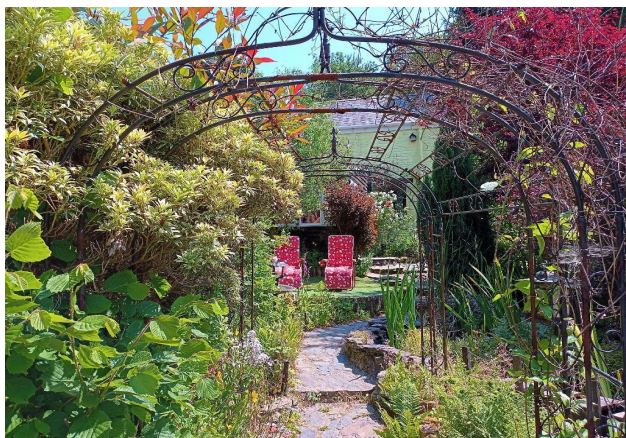
Colourful Gardens in June



Side Gated Access



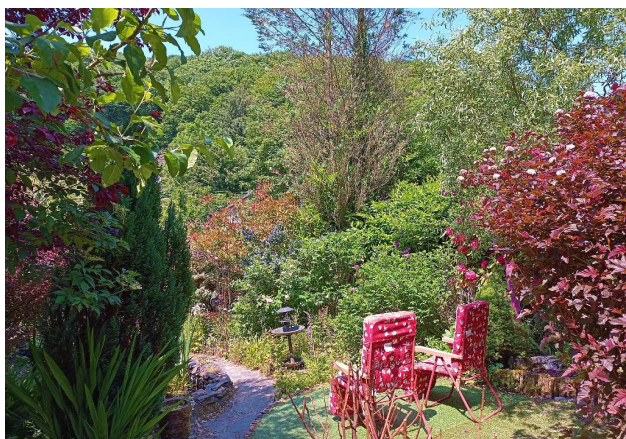
More Gardens



Through the Arch



Another Garden View



Another Garden View



Outbuilding



Second Parking Space



The Village Setting

Floorplans



For Illustration Purposes Only

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		