



## The Smallholding Centre

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## 2 Bed Detached Bungalow

# £350,000



## Pant y Deri, Unmarked Road Drefach Felindre, SA44 5HW

Pant y Deri is a 2 bed detached bungalow situated in a natural wooded valley and backing onto the pretty River Esgair on the outskirts of the small village of Drefach Felindre, itself about a 10 minute drive into the larger town of Newcastle Emlyn. In the bungalow there is a hallway, lounge / diner leading through to a dining room, a family bathroom, two double bedrooms (one with an ensuite shower room) , a large kitchen with utility off. Outside there is off street parking for several vehicles with large gardens(around 0.465 of an acre) which include a beautiful natural pond area, lawned areas with mature trees and shrubs and a useful timber workshop.

## Key Features

2 Bed Detached Bungalow

Set In A Wooded Valley

Large Gardens (0.465 acres)

River To The Rear

Plenty Of Off Street Parking

Timber Workshop

Just 10 Mins Drive Into Town

Energy Rating: D



## Ground Floor

**Accommodation** - Entrance via timber-glazed door into:

**Hallway** - With electric storage heater, small office area, door into:

**Lounge** - 20' 4" x 10' 11" (6.2m x 3.33m) With double-aspect windows to the front and rear, fireplace with wood-burning stove inset, electric storage heater, leading through to:

**Dining Room** - 9' 9" x 18' 4" (2.99m x 5.6m) With electric storage heater, oak flooring, glazed areas on 3 sides with views over the pond and gardens, patio doors out to rear gardens vaulted ceiling.

**Bathroom** - With frosted window to the front, panelled bath with shower and screen, low level flush WC, pedestal wash hand basin, part-tiled walls, wall-mounted wall fan heater.

**Bedroom 2** - 8' 5" x 9' 0" (2.59m x 2.75m) With window to rear, electric radiator.

**Master Bedroom (En-suite)** - 11' 5" x 14' 6" (3.5m x 4.43m) Into bay. With bay window to the front, electric storage heater, door into:

**En-suite Shower Room** - Fully tiled with low level flush WC, shower cubicle, wash hand basin.

**Kitchen / Diner** - 13' 11" x 18' 0" (4.25m x 5.5m) Max. including recess.

With a range of wall and base units, 1.5 bowl sink/drain unit, window to rear, gas hob with extractor, electric oven, electric storage heater, doors out to rear gardens and side passage with door into:

**Utility** - With enamelled sink, space and plumbing for washing machine, window to rear, work surface, wall units.

## Exterior

**Externally** - The bungalow has a good size garden amounting to 0.465 of an acre or thereabouts and is a mixture of lawned areas with mature trees and shrubs, a lovely natural pond area to the side of the property together with a timber workshop and a greenhouse. There is plenty of off street parking on the driveway for several cars and the whole site (with a protective bank in between) backs onto the pretty River Esgair.

**General Information** - Viewings: Strictly by appointment via the agents, Houses For Sale in Wales or The Smallholding Centre.

Tenure: Freehold

Services: Mains electricity, mains water, mains drainage, electric radiators.

Council Tax: Band D, Carmarthenshire County Council - Charge for 2023/24 - £1824.97

**Directions** - From Newcastle Emlyn, take the A484 towards Carmarthen. In the village of Pentrecagal, turn right towards Drefach Felindre. Proceed into the village, proceeding over the narrow bridge and continue, proceed past the turning to Penboyr & Drefelin and continue. Pass a property "Llys Deri" on the right and Pant y Deri is the next



Main View 2



Lounge/Diner



Woodburning Stove



Other View Of Lounge/Diner



property on the right-hand side.



Dining Room



Dining Room-View 2



Large Kitchen



Breakfast Area





Master Bedroom (ensuite)



Master Ensuite Shower Room



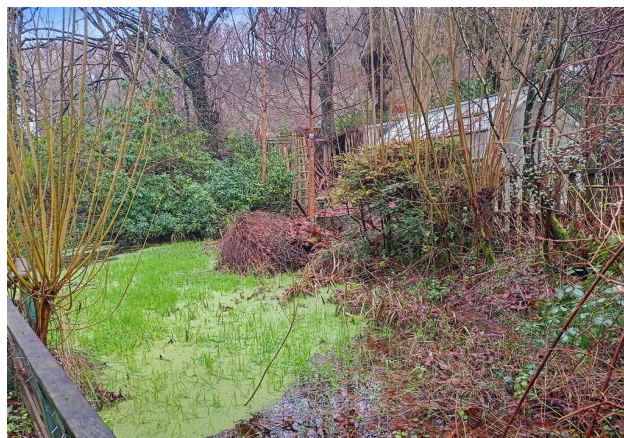
Bedroom 2



Family Bathroom



Timber Workshop



Mature Gardens



Wooded Valley Location



Rear Gardens





River Esgair To The Rear



Steps Down To River Esgair

# Floorplans

## Ground Floor



For Identification Purposes Only.  
Plan produced using PlanUp.

Pant Y Deri

# Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		100   A
81-91	B		
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		