



The Smallholding Centre

1 Cawdor Terrace ☎ 01239 621 303

Newcastle Emlyn ✉ info@thesmallholdingcentre.co.uk
SA38 9AS

6 Bed Detached House

Offers in Region of

£199,950



Cartrefle, Between Hermon & Llanfyrnach Glogue, Pembrokeshire, SA36 0ED

**** Reduced from £225,000 to £199,950**** Cartrefle is a substantial 6 bedroom detached house on three floors located in the small rural village of Glogue which although having had lots of work done previously still needs more work to bring this house back to its former glory. There are still some structural beams that are rotten (see pictures) that need replacing over some of the windows to the front and some floor joists that also need replacing so we would advise any purchaser to seek the services of a qualified surveyor / builder prior to purchase to establish the extent of any works required. No children are allowed access when viewing this property.

Key Features

Substantial 6 Bedroom House

Centre Of Glogue Village

Accommodation On 3 Floors

Rear Gardens Overlooking Fields

Still Needs Work To Finish

Suit Developers / Builders

Lots Of New Structural Work
Already Done

Energy Rating: F

Ground Floor

Accommodation - Entrance via timber glazed door into:

Entrance Hall - With staircase to first floor, access into:

Sitting Room - 19' 8" x 13' 8" (6m x 4.2m) into bay window.

With large timber double-glazed window to the front, radiator, remedial works required to part of front ceiling and dry-lining/re-plastering side wall and bay window walls, leading into:

Kitchen / Diner - 13' 11" x 16' 2" (4.25m x 4.95m) into recess.

With door out to side, tiled flooring, window to rear, radiator, no fitted kitchen units although a number of units are present, most walls need dry-lining / re-plastering and half of the ceiling needs plasterboarding and skimming. New first floor timber joists have been installed (see picture), leading through to:

Rear Lobby / Dining Room - 9' 4" x 11' 3" (2.85m x 3.45m) With UPVC door out to rear, tiled flooring, one wall needs dry-lining / re-plastering.

WC - With low level flush WC.

Utility - 6' 8" x 10' 3" (2.04m x 3.13m) With "Camray" floor-standing oil-fired boiler, space and plumbing for washing machine. Work required on ceilings and two walls need dry-lining / re-plastering.

Lounge - 13' 11" x 19' 2" (4.25m x 5.85m) into bay window.

With bay window to the front, access to rear dining room and entrance hallway. Some new first-floor joists have been replaced but several are still rotten as are the two main structural timber beams above the window and first floor support (see pictures).

First Floor

First Floor - Accessed via staircase in entrance hall and giving access to:

First Floor Landing - With door out to front balcony, staircase leading to second floor, floor joists are rotten with holes in the flooring. Most external walls on this level are now bare stone and will need dry-lining / re-plastering.

Bedroom 1 - 20' 0" x 14' 3" (6.1m x 4.35m) into bay window.

With bay window to the front, most walls need dry-lining / re-plastering but the good news is the second floor joists have all been replaced and a new beam has been installed over the window. Ceiling will need plasterboarding and skimming.

Bedroom 2 - 19' 8" x 10' 11" (6m x 3.34m) into bay window.

With bay window to the front, both external walls need dry-lining / re-plastering.

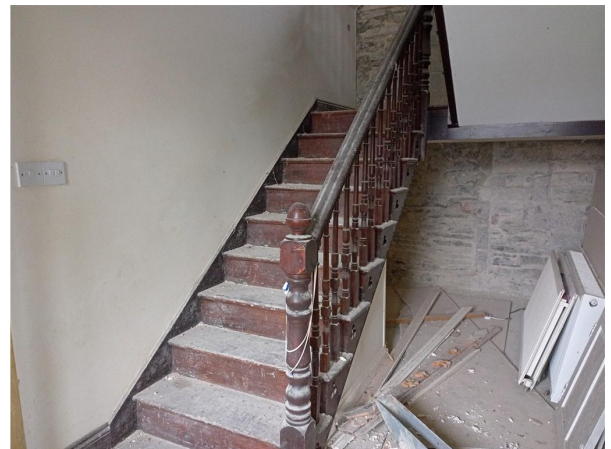
Bathroom - 6' 3" x 12' 9" (1.93m x 3.9m) With window to the side, radiator, both external walls will need dry-lining / re-plastering.



Sitting Room



Sitting Room -View 2



Entrance Hallway



Rotten Joists On 1st Floor

Bedroom 3 - 16' 4" x 7' 5" (4.99m x 2.27m) With window to side, both external walls will need dry-lining / re-plastering, radiator.

Second Floor

Second Floor - Accessed via the staircase on the first floor landing and giving access to:

Second Floor Landing - Leading to a further 3 bedrooms including:

Bedroom 4 - 14' 5" x 19' 4" (4.4m x 5.9m) into bay window.

With arched window to the front, all external walls need dry-lining / re-plastering.

Bedroom 5 - 19' 0" x 10' 9" (5.8m x 3.3m) into bay window.

With arched window to the front, both external walls need dry-lining / re-plastering, radiator.

Bedroom 6 - 13' 11" x 16' 1" (4.26m x 4.92m) All 3 external walls need dry-lining / re-plastering, window to side, and a small Velux roof window, radiator.

Exterior

Externally - There is on street parking opposite the property with gardens to the rear with a storage container.

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

BUYERS VIEW THIS PROPERTY AT THEIR OWN RISK - CARE REQUIRED WHEN WALKING ON THE FIRST FLOOR LANDING AREA. NO CHILDREN ALLOWED ACCESS AT ANY TIME WHEN VIEWING. AS THERE IS CURRENTLY NO KITCHEN OR BATHROOM FITTED AT THIS PROPERTY IT WOULD NORMALLY BE UNMORTGAGEABLE WITH MANY LENDERS SO CASH BUYERS ONLY PLEASE.

Tenure: Freehold

Services: Mains electricity, mains water, drainage tbc, oil fired central heating.

Council Tax: Band F, Pembrokeshire County Council - Charge for 2024/25 - £2,691.00

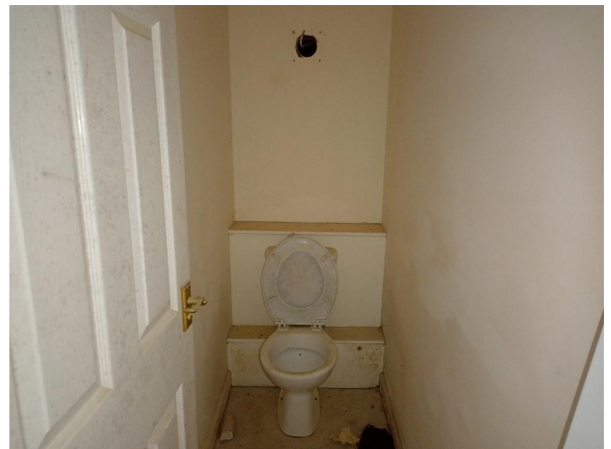
Directions - From Hermon village (on the way to Llanfynach) bear left past Penllain Garage and carry on until you see a left turn signposted Glogue, continue down this road until you reach Glogue village, turn right just before the river bridge and Cartrefle is the second house on your right, denoted by our for sale board.



Kitchen



Dining Room



Toilet



Utility



Floor Standing Oil Boiler



Lounge



Lounge -View 2



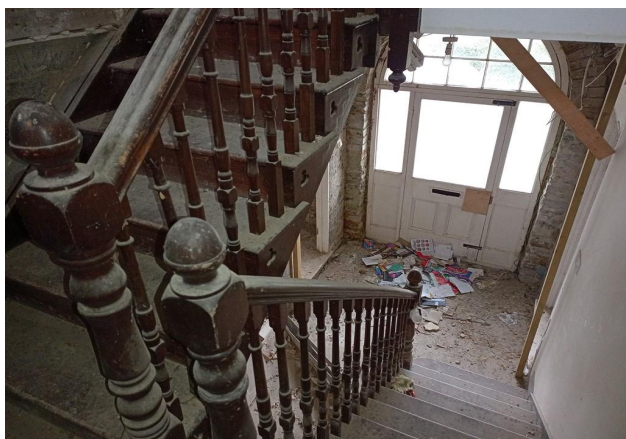
Lounge Ceiling-Some New Joists



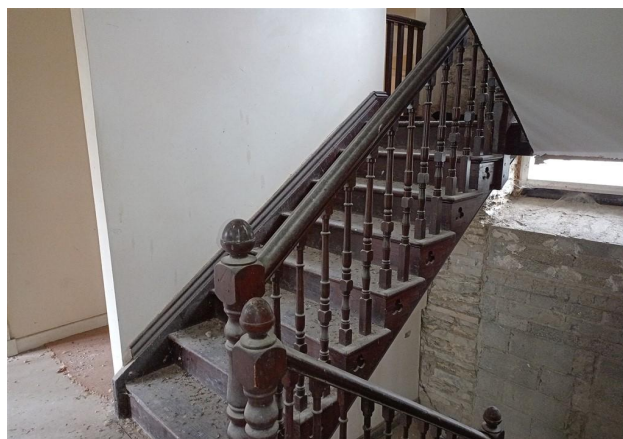
Lounge Ceiling - New Joists



Two Rotten Structural Beams



Lovely Old Staircase



First Floor Landing



Bedroom 1 - New Ceiling/Joists



Bedroom 1 - View 2



New Beam And Joists Fitted-Bed 1



Bed 1 - New Joists And Flooring



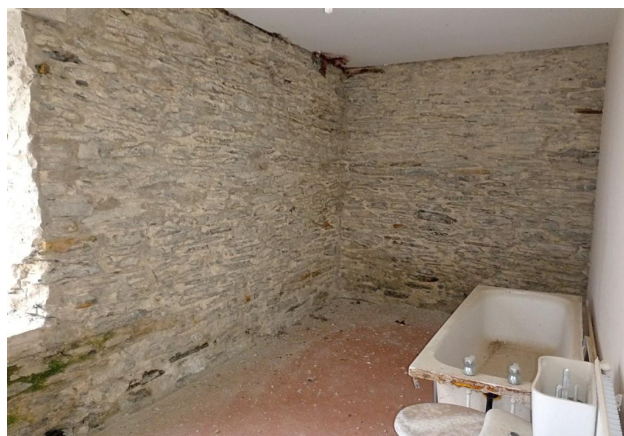
Bedroom 2



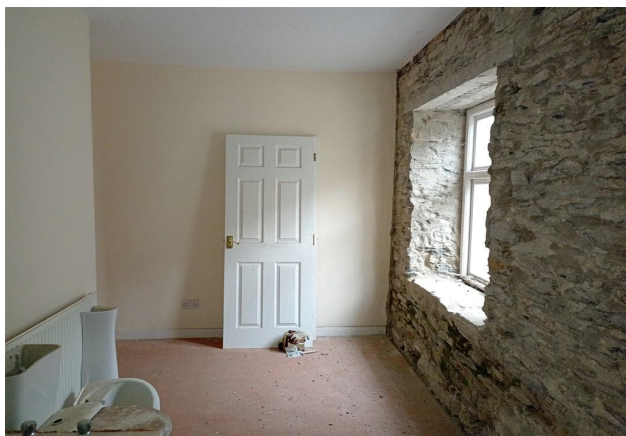
Bedroom 2 - View 2



Bathroom



Bedroom 3



Bedroom 3 -View 2



More New Structural Work Done Previously



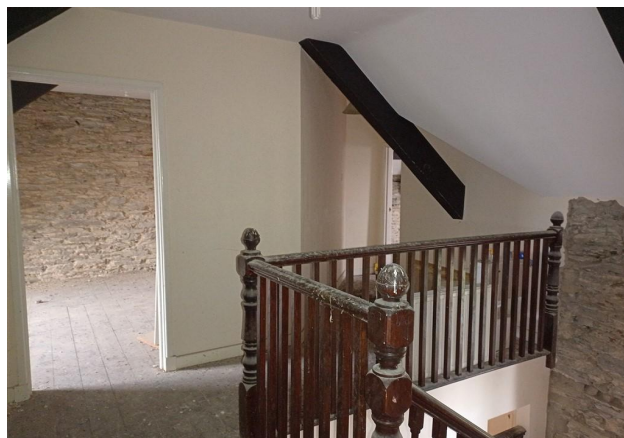
Bedroom 4



Bedroom 4 - View 2



Bedroom 4 - View 3



Second Floor Landing



Bedroom 5



Bedroom 5 -View 2

Floorplans



Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		