

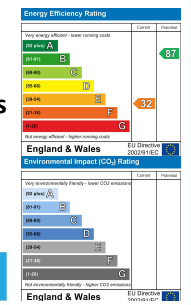


**Rydhallen, Pentrecagal, Newcastle Emlyn, Newcastle Emlyn, Carmarthenshire SA28 9HS**

- Three Bedroom Character Home
- Semi - Rural Location
- Ideal for Self-Sustainable Lifestyle
- Ideal Family Home
- Oil Central Heating
- Set within Approx. 0.6 Acre Grounds
- Two Reception Rooms
- Ample Off-Road Parking & Garage
- 2.3 Miles to Newcastle Emlyn Shops & Schools
- EPC Rating: F

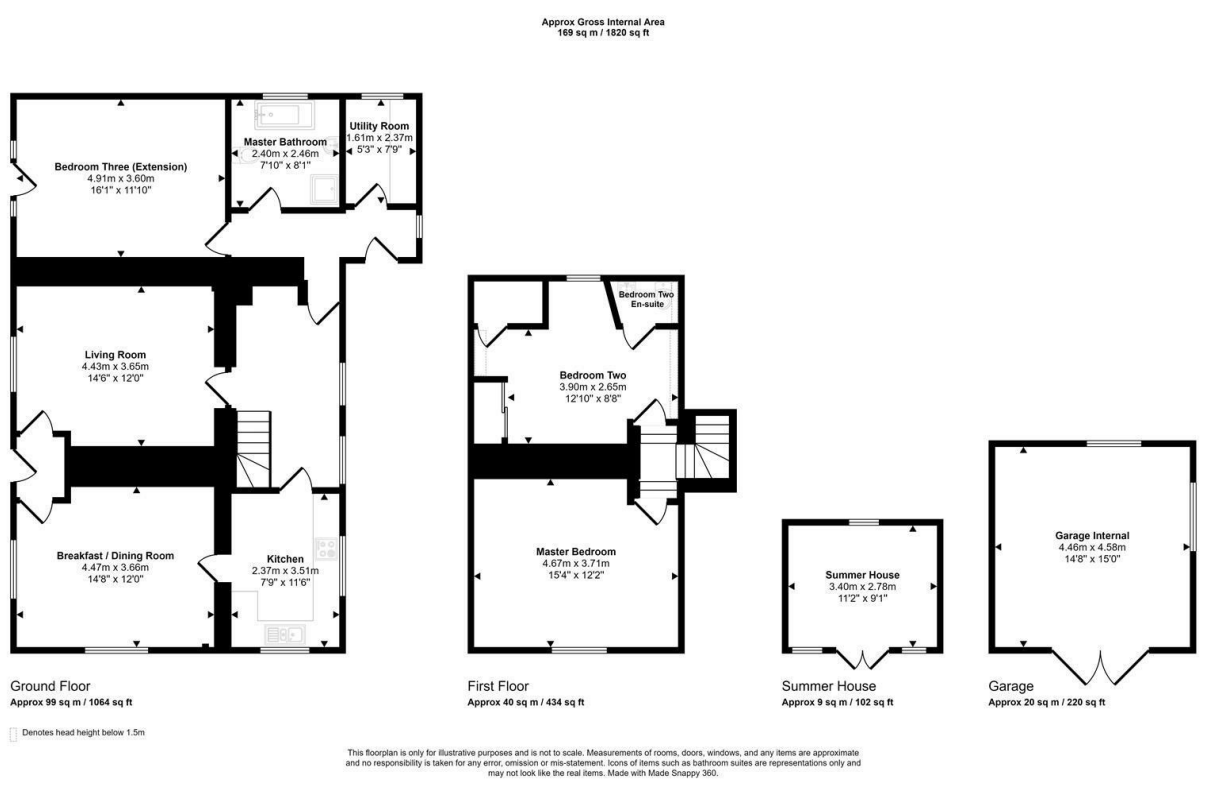
**Price £300,000**

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



41 High Street, Cardigan, Ceredigion, SA43 1JG  
EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915

**The Agent that goes the Extra Mile**



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 'D' Carmarthenshire  
 DRAINAGE: We are advised this property is served by private drainage.

Ref: LW/LW/09/23/LW\_OK  
 FACEBOOK & TWITTER  
 Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>

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.

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



This charming three-bedroom detached house is situated in the small rural village of Pentrecagal, close to nearby town of Newcastle Emlyn.



Rhydhalen is a traditional stone built house with a later single-storey block-built extension, offering versatile and homely accommodation, this magical property is surrounded by a captivating and diverse informal garden, split into various featured areas, and totalling approximately 0.6 of an acre. This would make an ideal home for a family who are looking to lead a more self-sufficient lifestyle or who are already keen gardeners.

Entering the single storey extension from the car park, a short hallway leads to the handy utility room, the master bathroom with freestanding bath and shower cubicle and the third bedroom with double doors leading out to the rear garden and patio area.

From the hallway through an internal door, you enter into the main house and its distinctive entrance hallway with a high ceiling, the staircase to the bedrooms and access to the kitchen and the living room. The kitchen has painted wooden fitted wall and base units, a practical traditional slate floor and quaint windows to the front and side. The dining room leads straight from the kitchen and has two bay windows, exposed painted stone walls and a wood burner. The living room has a stone built, slate-topped shelf with a hefty slate hearth and a double-sided fireplace with wood burner, providing heat to both rooms. The inner hall with the original front door leads to the rear garden and has space for your country-life-essential attire and footwear!

On the first floor are the two double bedrooms, both with pine flooring and striking pine-panelled vaulted ceilings, enhanced by exposed A-frame beams. One bedroom features an ensuite w/c and a shower cubicle is cleverly disguised within the room. A single pane door provides an exit onto the extension flat roof and with some additions, this would make an ideal roof terrace with views over the garden.



Externally, the house has ample tarmacked off-road parking to the front, a detached garage / workshop with power and a separate dry log / apple store. The grounds surrounding the house total approximately 0.6 of an acre and it is split into various areas incorporating different uses. Behind the garage is a herb garden, a bamboo-screened area with established raised beds and a variety of fruit trees. There is a further fenced grassy area with a large chicken coop, some further storage sheds, more fruit trees and a raised viewpoint with panoramic views of the meandering River Teifi, nearby fields and the landscape beyond.

There are steps up to a further upper terrace and wooded area, which overlooks the house, this area is awash with bluebells and snowdrops in Spring. There is another terraced area containing the stone remains of an old pigsty, and here, the owner has planted over 200 saplings.

A side alleyway from the car park brings you to the back of the house and to the wonderful, secluded rear garden. There is a mixed patio and gravelled area with enclosed seating, perfect for dining outdoors and observing the many visiting birds.

The rest of the garden is found lower down, accessed via a few gentle steps and comprises of a flat lawn area surrounded by various planted flowers, shrubs and trees - including a graceful willow, a productive polytunnel, a cosy summer house, a small pond and various seating areas. The entire garden is fenced and secure for children and pets to enjoy safely and the owner has adopted a number of clever planting techniques, using a variety of shrubs and hedges to create unique and interesting features throughout the garden, here, every plant serves a purpose.

Rhydhalen is truly a gardeners paradise – which must be seen to be fully appreciated!

#### 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 1.4 miles out of town, past a large layby on your left - shortly after you will see the house entrance on your right, well before the petrol station. What 3 Words Reference - ///almost.gullible.argued

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.

