



CARDIGAN
BAY
PROPERTIES

EST 2021

Glannant, Rhydowen, Llandysul, SA44 4QD

Offers in the region of £270,000

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Glannant, Rhydowen, SA44 4QD

- Semi detached cottage
- 3 bedrooms
- Character features
- Office / overflow accommodation
- Within 5 min drive of Llandysul
- Approx. 0.5 of an acre
- Log burner
- Detached workshop & garage
- Stream in garden, bordering the afon Clettwr
- EPC Rating ; E

About The Property

A beautiful property is set in around half an acre, with unique and pretty surroundings, a stream and a river on the edge of the grounds, an additional detached workshop, garage and office. Accessed off a private track within the village of Rhydowen, close to the small market town of Llandysul with all its many local shops, cafes, supermarket and newly opened super school.

This property offers an idyllic setting being on the edge of a stream while offering beautiful country views to the side. Briefly comprising; entrance into the porch with a cupboard to the side housing the oil-fired boiler. This leads you into the kitchen with a range of base and wall units, space and plumbing for a washing machine, gas range oven, sink and drainer, and an archway stepping down to the dining room, with an additional snug area beyond with french doors opening onto the patio garden beyond. From the kitchen, a door opens into the spacious cosy living room, with exposed beams and a stone wall surrounding the fireplace which is fitted with a wood-burning stove and a door out to the front garden. The open slatted wooden stairs lead up to the first-floor landing, to the left of the landing are doors off to spacious double bedrooms and one single bedroom which has a built-in storage cupboard. To the right of the landing are doors to the w/c with sink; airing cupboard; bathroom, with bath and electric shower over and a vanity wash hand basin, and further along the landing is the spacious master bedroom with stairs up to the crog loft above.

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Externally;

To access the house and parking you drive down a small lane to the rear of the semi-detached houses through a gateway to a hardstanding parking area for around 4 cars. There is a range of timber outbuildings, which comprises; a garage, workshop and an office room, (the office room could be adapted to overflow accommodation subject to the necessary regulations) which has a sink and drainer, and a range of base units and electric connected, the formal gardens are to the front and side of the property with fish ponds and a gravel patio area onto the lawns with a range of mature shrubs and flowers and trees, the garden then drops down to the lower garden which is lawned with trees dotted along the land, and benefits from a stream cutting through the land, and then borders the river/afon Clettwr.

Porch

4'0" x 3'1" (1.233 x 0.944)

Kitchen

16'4" x 7'10" (4.989 x 2.402)



Dining Room
11'4" x 10'9" (3.474 x 3.297)

Snug
10'10" x 7'9" (3.316 x 2.382)

Lounge
18'9" x 14'6" (5.740 x 4.433)

First Floor

Landing
16'0" x 3'0" (4.881 x 0.929)

Bedroom 1
11'1" x 7'1" (3.382 x 2.177)

Bedroom 2
14'6" x 8'4" (4.441 x 2.543)

Side Landing
7'11" x 2'5" (2.429 x 0.746)

WC
4'7" x 4'5" (1.418 x 1.349)

Bathroom
8'6" x 7'10" (l shape max) (2.604 x 2.393 (l shape max))

Master Bedroom
19'6" x 10'10" (5.964 x 3.319)

Crog Loft
10'8" x 10'8" (3.268 x 3.262)

Externally

Garage
12'3" x 11'9" (3.734 x 3.606)

Workshop
12'2" x 9'3" (3.725 x 2.844)

Office/Overflow
14'5" x 12'6" (4.408 x 3.832)

IMPORTANT INFORMATION:
VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

TAX BAND: C, Ceredigion County Council
TENURE: We are advised that the property is Freehold

GENERAL NOTE: Please note that all floor plans, room dimensions and areas quoted

in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

SERVICES: We have not tested any services to this property. We are advised that this property benefits from private drainage

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

The owner informed us that the lower back garden flooded in the past due to a fallen tree blocking the bridge. And the lower bottom garden can be liable to flood a little in the winter months.

COASTAL EROSION RISK: None in this location

BROADBAND: Ultrafast available - Max download speed - 1000 Mbps Max upload speed - 220 Mbps **PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -** <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE: Poor signal, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

VIEWING INFORMATION: There is an old right of way on the deeds stating that this property benefits from the right of way over the neighbouring property, front and back, to access its own land. The lower back garden flooded in the past due to a fallen tree blocking the bridge. And the lower bottom garden can be liable to flood a little in the winter months. The lane accessing the property is shared. For your own safety please ensure you have suitable footwear to walk the land otherwise access will be refused.

TR/TR/03/23/TR/OK



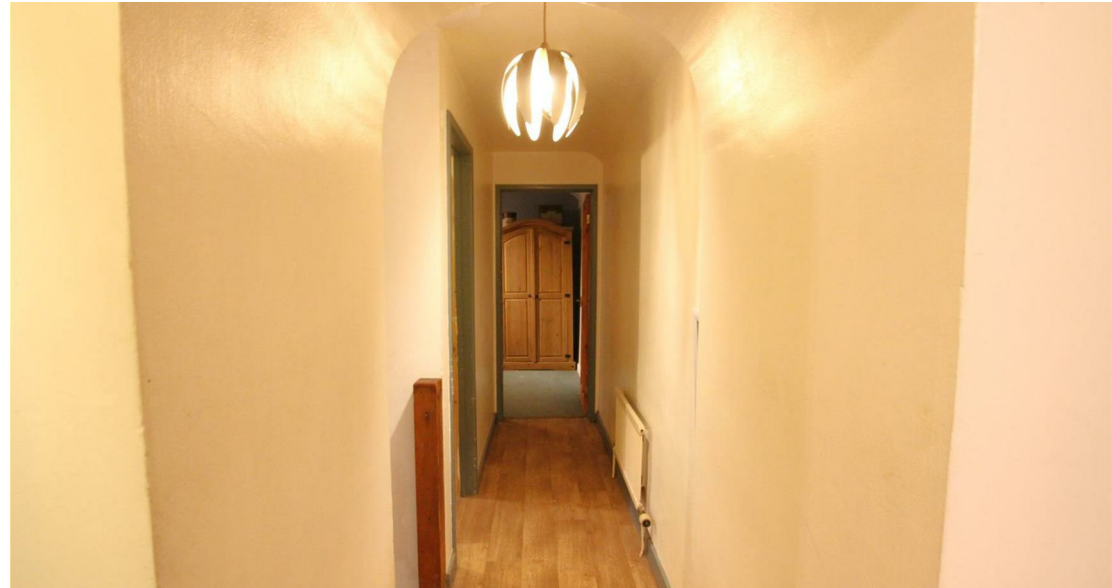
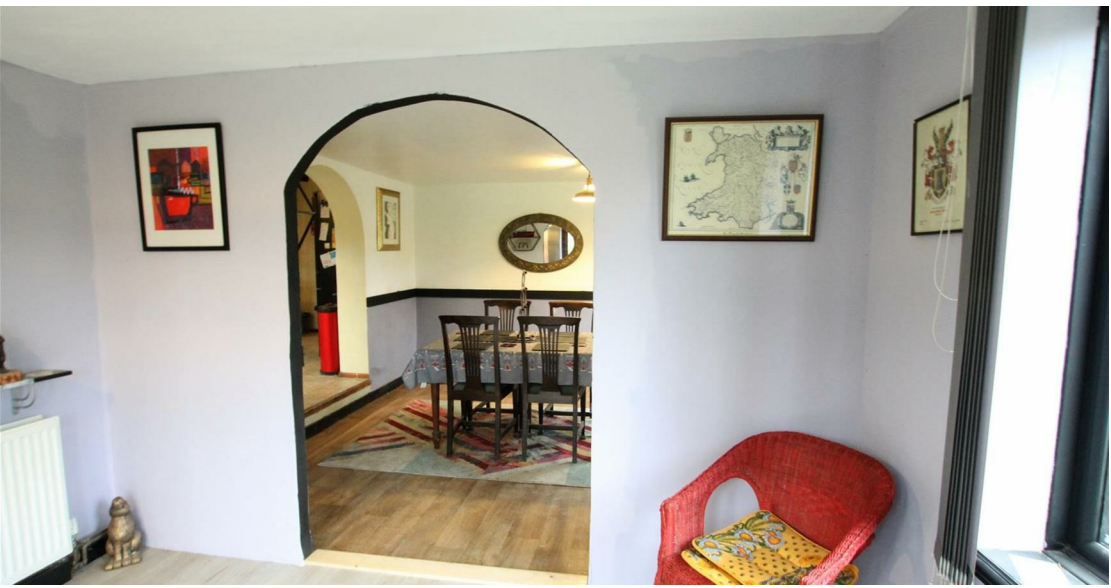


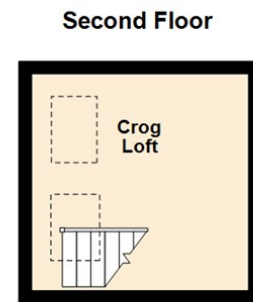
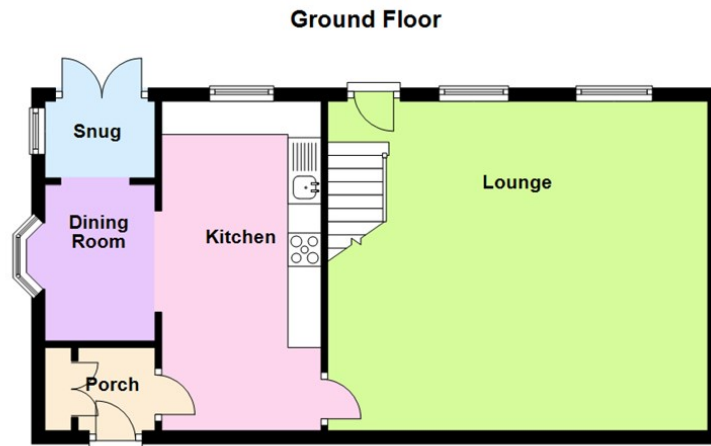
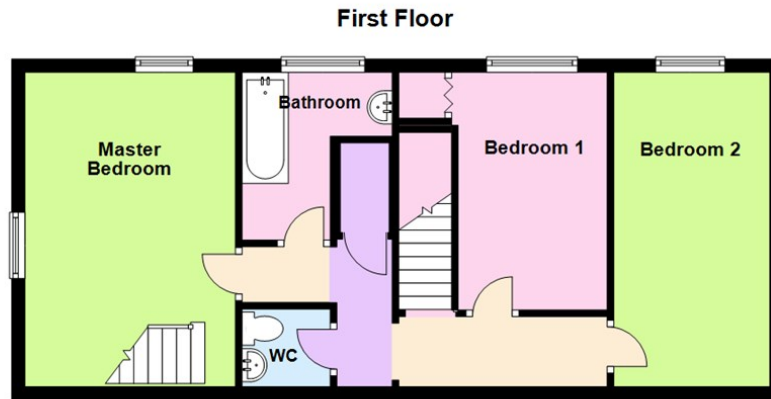
Directions

Head out of Llandysul along the A486 westwards and carry on until you reach the village of Horeb. At the large staggered junction turn right onto the A475 heading for Lampeter. Carry on for about 6 miles to the village of Rhydowen, before you get to the bridge, turn left and as you pass the 1st cottage on your right, directly behind there is a private lane, drive down there and the property gateway is located in front of you, and the cottage is on your right, and it is denoted by our for sale board (located on the main road)

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

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