



Parc Carnedd, Llandysul, SA44 5QR

Offers in the region of £595,000



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- Idyllic smallholding with 3 bedroom detached bungalow
- 3 Stables with additional feed room and storage areas
- Immaculate vegetable garden with raised beds and polytunnel
- Spacious open plan kitchen dining area
- Semi - rural location with countryside views
- Set in approx 7.89 acres of land
- Open barn separated into twin bays
- Garage with potential workshop area
- Welcoming lounge with wood burning stove
- EPC rating: D

About The Property

Welcome to this charming small holding set in 7.89 acres of land in the picturesque village of Rhydlewis, Llandysul. This delightful property boasts three bedrooms, perfect for a growing family or those in need of extra space with countryside views, stables, paddocks, an open barn and beautifully landscaped gardens including a vegetable plot and ample off-road parking.

In Rhydlewis you'll find a village hall, which hosts various events and activities throughout the year – everything from family days to coffee mornings, discos and barbecues, making it a central part of the community. The cottage is also within close proximity to the stunning Cardigan bay coastline and all of the activities this offers.

Enter the property at the front of the house from the gravelled driveway into a light and spacious tiled hallway with doors leading off to all 3 bedrooms, bathroom, separate W/C and double doors opening into the lounge area.

Bedroom 1 is a double room located at the front of the house with a window overlooking the gravelled driveway.

Bedroom 2 is a master room located at the rear of the property with a window overlooking the rear gardens. Bedroom 3 is also a double with window overlooking and enjoying views of the rear garden.

The family sized bathroom benefits from a P shaped bath with shower over, free standing wash hand basin and W/C with frosted window. There is also a handy separate W/C with wash hand basin and frosted window which is a very useful addition for a busy family or guests.

The lounge is a lovely spacious room with space for seating and a dining table and benefits from natural light with double fronted windows overlooking the established front garden and side window overlooking the garden room with views beyond and also includes a log-burning multi-fuel stove, creating a warm and inviting atmosphere during the colder months.

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Details continued:

From the lounge there is a door leading into a light and bright kitchen/diner, surrounded by windows and is a great space for family meals or to entertain friends and family. The kitchen area has matching wall and base units, sink with drainer, gas hob with extractor over, electric oven and space for a fridge freezer and is a much sought after addition for many homes. There is a door from the kitchen with a step down leading into the utility room which benefits from work top space with space under for utilities including plumbing for a washing machine and dishwasher, this is also a great space to use as a boot room to come in and out of after spending time on the land or

with livestock.. The oil fired combi boiler which services the central heating and hot water is also located in this room.

Externally:

The property benefits from a gated entrance into a gravelled driveway with ample parking space for up to seven+ vehicles, you'll never have to worry about where to park again. From the driveway there is a gate leading into one of the fields, access to the garage, a gate leading into the stable and barn areas and also a front garden to enjoy with lawn and established planting and a gated walkway to access the rear garden.

The rear garden has established planting with grassed area, a

greenhouse, gated access to the land behind, lovely seating areas to enjoy the garden. You can also access the garden room located on the side of the house which provides a tranquil area to take in the stunning views over the land and countryside beyond.

The beautifully maintained small holding features 3 stables and an open barn, ideal for those with equestrian interests or looking to keep livestock. There is also a garage and a selection of outbuilding that offer workshop or storage space, all of which benefit from mains electricity. The fields are located on either side of the property and have been divided up into level paddocks and pastures offering an idyllic space for animals to roam.

The immaculate raised vegetable beds and poly tunnel with enclosed planting areas are a gardener's dream, offering the opportunity to grow your own produce all year round.

Whether you're looking for a peaceful retreat in the countryside or a place to pursue your farming aspirations, this property offers endless possibilities. Don't miss out on the chance to own a piece of rural paradise in the heart of Wales.

Entrance Hall
14'0" x 14'6"

Bedroom 1 (front)
8'7" x 12'0"

Bedroom 3 (rear)
11'6" x 9'11"

Bathroom
6'5" x 8'9"

W/C
2'11" x 8'11"

Bedroom 2 (rear master)
11'11" x 14'10"

Lounge
11'10" x 28'4"

Kitchen - Dining
11'6" x 22'1" (max)

Utility Room
7'6" x 12'2"

Garden Room
11'7" x 14'11"

Garage
9'9" x 22'4" (max)

Store room
10'0" x 9'5" (max)

Feedroom
16'1" x 9'3" (max)

Stable 1
12'2" x 12'2" (max)

Stable 2
12'2" x 11'7" (max)

Stable 3
11'7" x 14'10" (max)

Open Barn - Bay 1
19'4" x 14'6" (max)

Open Barn - Bay 2
19'4" x 15'8" (max)

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT
THIS PROPERTY BENEFITS FROM THE FOLLOWING:





COUNCIL TAX BAND: - E Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil & Log Burning Multi Fuel Stove

BROADBAND: Connected - TYPE - Superfast 47

Mbps Download, up to 8 Mbps upload (VDSL) -

PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available, please check network providers for availability, or please check OfCom here -

<https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk)

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

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

COASTAL EROSION RISK: None in this location.

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of. In 1977 outline planning for a caravan site, camping and holiday centre for adjacent land was refused and withdrawn.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special

Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware

of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. Please ensure you read the important essential information provided in the details. For your own safety please ensure you have suitable footwear to walk the land otherwise access will be refused.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: 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.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

HW/CY/05/24/OK/CY













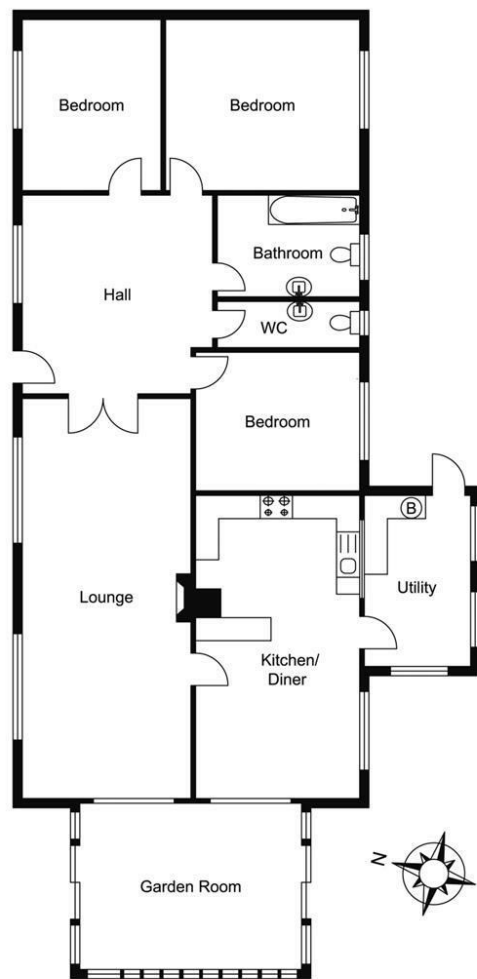
On the A487 from Cardigan to Aberystwyth, take a right turning at the village of Sarnau, signposted Rhydlewis, follow this road down and continue on until you turn right signposted Glynarthen, continue on the road towards the village of Glynarthen and you will come across a yellow house on your left hand side, take a left turning here and follow this lane down. The property will be located on your left hand side with one of our signs outside.

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is for guidance purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. www.virtualland.co.uk



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 91 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

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