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Siloh Villa Rhos, Llandysul, SA44 5AF

Guide Price £225,000

A very well presented & extensively renovated character stone cottage in a peaceful semi rural location, a short distance from a regular bus service & within easy travelling distance to nearby towns providing a good range of amenities. The property has been re-roofed in recent years along with extensive upgrades throughout & enjoys a well enclosed & largely private rear lawned garden & patio area.

**** AVAILABLE CHAIN FREE & READY FOR IMMEDIATE OCCUPATION ****

Location



The property is attractively positioned in a quiet semi-rural location in the small village of Rhos, being approximately 10 minutes drive from the Teifi valley and market towns of Llandysul and Newcastle Emlyn each offering a good range of local facilities, and approximately 20 minute drive north from the larger town and administrative centre of Carmarthen. Rhos offers a regular bus service, easy access to amenities such as leisure centres, schools and shops and an area perfect for walking or cycling while also being within easy travelling distance to the popular Cardigan Bay coastline, offering wonderful beaches, water sports and wildlife. The Lamb of Rhos' is also well worth a visit in the village, a popular restaurant, bar & B&B.

Description



Here lies a turnkey purchase for those looking for a chain free, characterful property in a peaceful location that has been extensively renovated, re-roofed & been well looked after over the years. The property has the benefit of oil fired central heating, uPVC double glazing and the accommodation provides an open plan living / dining room, attractive kitchen, 2 well proportioned bedrooms & bathroom along with a great enclosed patio / lawned garden to the rear. The property affords more particularly the following -

Front Entrance Door to -

Front Porch

with door to -

Living / Dining Room

19'1" x 14'1" (5.82m x 4.29m)



A lovely characterful & spacious room as you enter the property with a wood burning stove on a slate hearth being the heart of the home, with further exposed stone walls, slate flooring, exposed ceiling beams, feature alcove into kitchen & stairs to first floor. Door to -

Kitchen

20'6" x 7' (6.25m' x 2.13m)



An attractive part tiled galley style kitchen installed in recent years with a good range of base & wall units, electric hob & oven with extractor hood over, single drainer sink, breakfast bar, tiled flooring & plenty of natural daylight beaming through with view of enclosed rear garden. Side door to grounds at rear.

FIRST FLOOR

Landing

with access to insulated loft space

Bedroom 1
13'8" x 13' (4.17m x 3.96m)



electric 'Triton' shower over, pedestal wash hand basin & storage cupboard.



Bedroom 2
11' x 8' (3.35m x 2.44m)



Externally



Bathroom
15'8" x 6' (4.78m x 1.83m)



The grounds to the rear of the property offer a south facing haven in peaceful surroundings with attractive patio area, ideal for those alfresco summer evenings, family entertainment, BBQ's etc, whilst also having a further lawned space with various shrubbery & off-road parking space for 2 vehicles to the front.

A spacious modern suite being part tiled with bath with

Boiler Room / Utility Room



with oil fired boiler, installed in 2019 & storage space, door to woodstore.

Garden Shed



Services

We understand that the property is connected to mains water, electricity & drainage, oil fired central heating.

Council Tax Band 'C'

We understand that the property is in council tax band 'C' with the amount payable per annum being £1984. (source: www.mycounciltax.org.uk)

Directions

What3Words: spin.loose.vies

From the centre of Rhos take the A484 south for a few hundred yards turning left just after St James' church, continue on this road for another few hundred yards & the property can be seen on your right hand side, opposite the junction to your left, as identified by the 'Evans Bros For Sale' board.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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