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## **Rosehill Maesymeillion, Maesymeillion, Llandysul, SA44 4NQ**

**Asking Price £255,000**

A delightful country cottage offering characterful 3 bedroom accommodation set in 0.3 of an acre of delightful, private gardens with paddock area and off-road parking.

The property is attractively positioned in a rural location on the outskirts of the community of Maesymeillion, approximately 1 mile from Prengwyn and within easy travelling distance of Llandysul, Newcastle Emlyn, Lampeter and only a 15 minute drive from the Ceredigion Heritage Coastline.



## Location



The property is attractively located on the edge of a popular rural community in rural surroundings, adjoining a quiet district road, approximately 1 mile from the A475 at Prengwyn. The town of Llandysul is approximately a 4 miles distance offering a good range of everyday amenities. The property is also convenient to the larger towns of Newcastle Emlyn and Lampeter, and is within easy travelling distance of the Ceredigion Heritage Coastline.

## Description



A characterful cottage having recently had the benefit of an Eco 4 energy efficiency improvement scheme with upgraded electrical heating, internal insulation, loft insulation and the installation of solar PV panels. One of the main features of this property is the extensive and private gardens together with two paddock areas, being ideal for those seeking a quiet lifestyle, with space for small livestock keeping, market gardens, erection of a polytunnel etc.

The accommodation provides more particularly the following:

### Front uPVC entrance door

to:

## Living room

14 x 14'7 (4.27m x 4.45m)



A characterful room with quarry tiled flooring, beamed ceiling and fireplace having woodburning stove with back boiler (we are informed this provides heating for domestic hot water purposes).

## Dining room

14'2 x 8 (plus recess) (4.32m x 2.44m (plus recess))



With front window and stairs to first floor.



### Bathroom

9'5 x 6'5 (2.87m x 1.96m)



With a bath having shower unit over, wash handbasin, toilet and side window.

### Utility room

6'7 x 7'7 (2.01m x 2.31m)



With plumbing for automatic washing machine, freezer space and rear window.

### Kitchen

17'1 x 9'10 (5.21m x 3.00m)



A lovely, light room with double aspect windows and an extensive range of kitchen units at base and wall level incorporating a single drainer sink unit, room for electric cooker and fridge space. Door to:

### Rear porch / sun lounge

27 x 9'2 (max) 5'9 (min) (8.23m x 2.79m (max) 1.75m (min))



### End workshop

### First floor

### Landing

With an electric heater.

### Bedroom 1

13'8 x 9'9 (max) 7'6 (min) (4.17m x 2.97m (max) 2.29m (min))



With front window and access to airing cupboard housing copper cylinder.



### Bedroom 2

11'2 x 8'3 (3.40m x 2.51m)



With front window and electric heater.

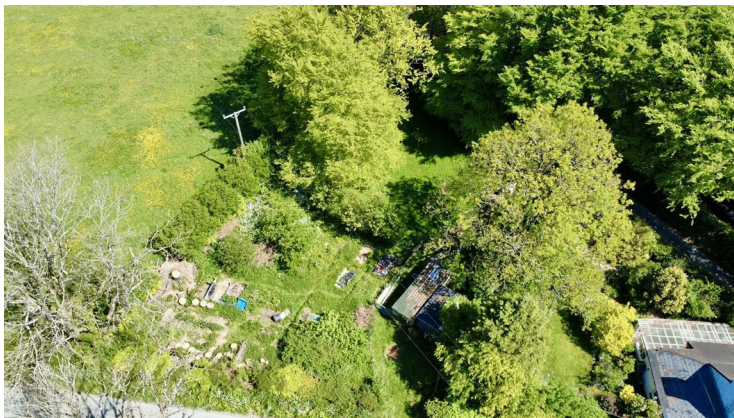
### Bedroom 3

8'2 x 6'1 (2.49m x 1.85m)



With front window and electric heater.

### Externally



One of the main features of this property is the extensive grounds with an off-road parking space to the side of the property along with a front walled forecourt, delightful rear gardens with paved patio area, further lawned areas

surrounded by mature flower, shrub and tree borders, two paddock areas, former chicken house and separate gated entrance with further parking available. This property would be ideal for those looking for extensive gardens for a self-sufficiency market garden etc with, in our opinion, room for a polytunnel and space for small livestock keeping. The current vendors have historically kept chickens, goats and pigs etc at the holding.

### Paddock area



### Directions

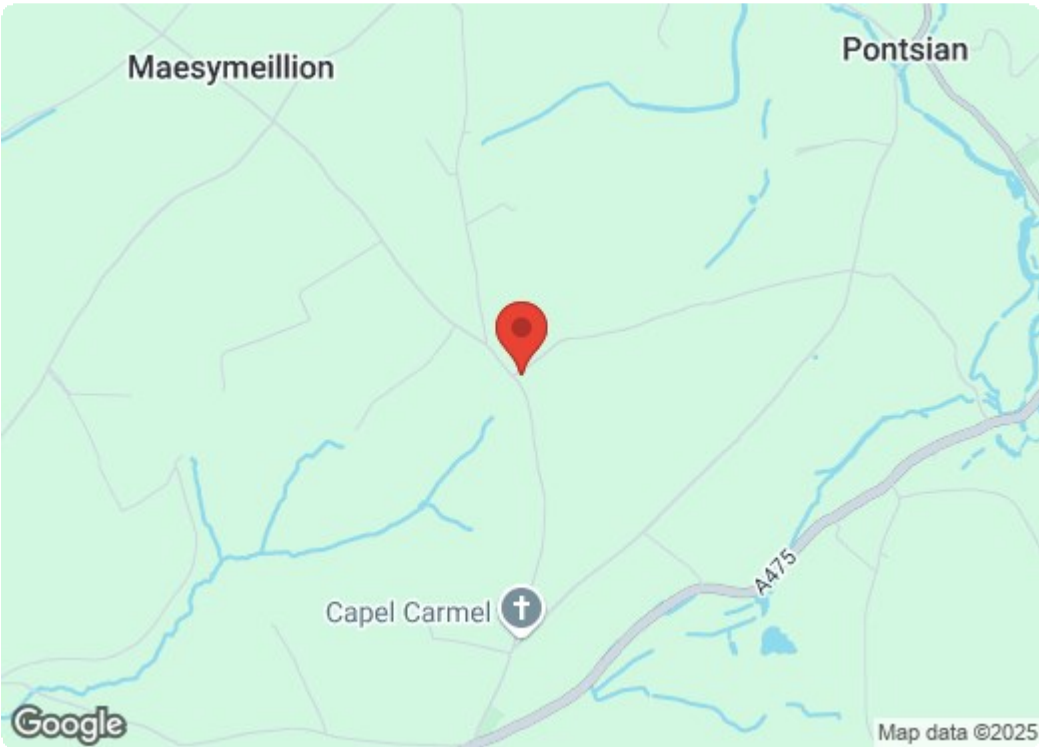
From the A475 at the village of Prengwyn, turn towards Maesymeillion. Continue for approximately 1 mile where the property can be found on the right hand side, as identified by the agent's For Sale board.

### Services

We are informed that the property is connected to mains electricity with a Solar PV arrangement, mains water, private drainage to septic tank, electric heating, phone and broadband connected (we are informed with Fibre to the premises).

### Council Tax Band E

The property is Council Tax Band E with the amount payable for 2025/2026 being £2797.62



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	76	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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