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Ty'n Parc, Dihewyd, Dihewyd, Lampeter, Ceredigion, SA48 7QS

Asking Price £450,000

*****Prepare to be impressed*****

This delightful detached cottage is a splendid example of a virtually rebuilt character home, seamlessly blending traditional charm with modern conveniences. The property boasts 2 inviting reception rooms, including a characterful living room featuring a wood burner, perfect for cosy evenings. The large conservatory extends the living space, allowing for an abundance of natural light and offering stunning views of the surrounding countryside. The cottage comprises 3 well-proportioned bedrooms, and 2 bathrooms, providing ample space for family or guests. The heart of the property is the lovely kitchen diner, which is tastefully presented and features bi-fold doors that open up to the garden, creating a harmonious connection between indoor and outdoor living. Outside, the property is complemented by a detached garage and beautifully landscaped gardens, designed with ease of maintenance in mind. The gardens not only enhance the aesthetic appeal of the home but also provide a tranquil space to enjoy the picturesque views that this location has to offer.

Location



Nestled in the outskirts of the peaceful rural community of Dihewyd, this charming character cottage enjoys a wonderfully tranquil setting with far-reaching views over open fields and rolling countryside. Ideally positioned just a short drive from the picturesque coastal town of Aberaeron with its vibrant selection of cafés, bars, independent shops, and harbour, the property also offers easy access to the stunning sandy beaches of New Quay and the unspoilt Ceredigion coastline. This idyllic location perfectly balances the beauty of rural living with the convenience of nearby coastal attractions.

Description



This cottage is a perfect blend of character and modern living, making it an ideal choice for those seeking a peaceful retreat in the countryside while still enjoying the comforts of contemporary living. The property was an original Welsh Longhouse thought to date back to the 1700's and virtually rebuilt and extended in a sympathetic manner to keep the original features, yet to provide an appealing and inviting modern home.

The spacious rooms are complemented by LPG central heating, double glazed windows, retained original beams, timber window sills and lintels with oak doors.

Feature front entrance door



To:

Inviting hallway



Setting the scene for this character cottage, with a tiled floor and open vaulted ceiling having exposed beams and vertical radiator.

Study

11 x 7'9 (3.35m x 2.36m)



With front window and radiator.

Character living room
16 x 14'4 (4.88m x 4.37m)



With open vaulted ceiling with exposed A frames, tiled flooring, feature fireplace with wood burning stove inset and a feature beam over with front windows.

Kitchen/Dining room
27 x 17 (overall) (8.23m x 5.18m (overall))



In our opinion one of the main features of this property.

Kitchen area



With a limestone effect tiled floor and extensive range of kitchen units at base and wall level incorporating a single drainage sink unit with a spray tap, integrated fridge freezer, fitted oven and hob with extractor hood over, extensive work surfaces having breakfast bar, front window and spotlighting.

Rear conservatory
26'1 x 10'7 (7.95m x 3.23m)



With feature stone flooring having exposed brick plinth and of uPVC construction with self cleaning glass, part exposed stone walling, French doors to rear terrace.

Dining area



With tiled floors and double aspect windows including feature bifold doors.

Utility room

8'5 x 7'2 (2.57m x 2.18m)



A useful room to kick off your boots, having base unit with single drainage sink unit, plumbing for automatic washing machine and housing the gas boiler.

Pantry Cupboard

With tiled floor and door to:

Cloakroom

5 x 3 (1.52m x 0.91m)

Having toilet, wash handbasin, rear window and radiator.

Inner hallway



With door to:

Useful Cloakroom

Master bedroom

12'2 x 12'8 + recess 6'7 x 5'9 (3.71m x 3.86m + recess 2.01m x 1.75m)



With walk in wardrobe and radiator.

En-suite shower room

7 x 6'1 (2.13m x 1.85m)



Having an easy access shower with tiled surrounds, wash hand basin, toilet, radiator and side window.

Bedroom 2

11 x 11'4 (3.35m x 3.45m)



With front window and exposed A frames.

Bedroom 3

11 x 10'6 (3.35m x 3.20m)



Open vaulted ceiling with exposed A frames and front window.

Bathroom



Panelled bath with distressed looking timber panelling, toilet, wash hand basin and radiator.

Externally



The property is approached via a gated entrance, having paved driveway with gravelled surround, leading to a detached garage.

Detached garage

10 x 9'9 (3.05m x 2.97m)



With double opening front doors and power connected.

Rear timber workshop



Gardens & grounds



The property stands in landscaped gardens and grounds, being designed for ease of maintenance and blending in with the open surroundings of the property, enjoying fine views over open farmland and sea views in the distance.

Services



We are informed the property is connected to mains water, mains electricity, private drainage and with LPG gas fired central heating.

Council Tax Band E

Council Tax Band E with amount payable for 2025/2026 being £2818

Directions



What3words: [///coconuts.dynamic.early](https://www.what3words.com/lookup/:///coconuts.dynamic.early)

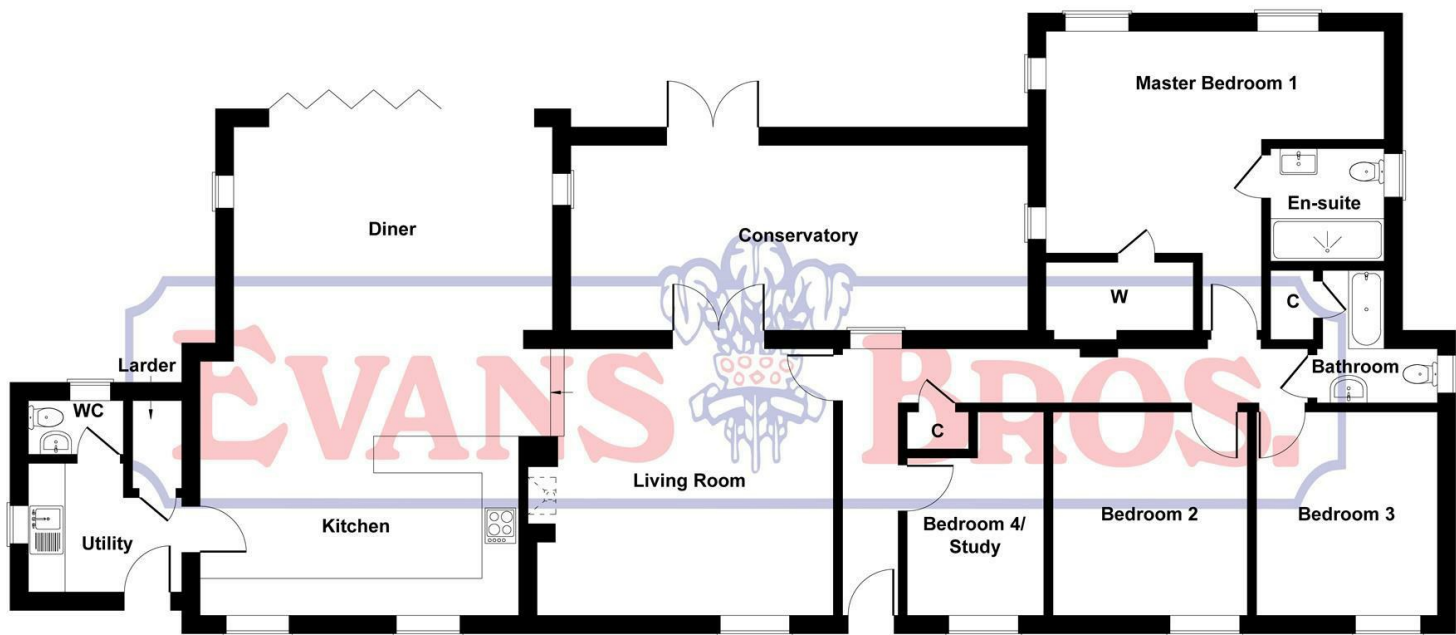
The property is approached by taking the A482 towards Lampeter. At Ciliau Aeron by the school turn right, continue in to the village of Dihewyd. At the village square continue straight on, carrying on around the right hand corner and the property can be found on the left hand side as identified by the agents For Sale board.

Viewings

Strictly by appointment only.

Available for viewings from the 4th of September 2025.

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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