EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS
Established in 1895
www.evansbros.co.uk
OnTheMarket.com
18A KING STREET, CARMARTHEN, CARMS, SA31 1BH
Tel: **(01267) 236611 & 237721** E-mail: **carmarthen@evansbros.co.uk**









Brynteg, Church Lane, Rhos, Llandysul, Carmarthenshire, SA44 5AF

Offers Around £475,000 ono

A STUNNINGLY BEAUTIFUL IMMACULATE freehold traditional mainly stone built extended cottage IN EXCELLENT CONDITION THROUGHOUT and comprising 2 / 3 LIVING ROOMS, KITCHEN / DINER, 3 / 4 BEDROOMS and benefiting from LPG CENTRAL HEATING and FULL DOUBLE GLAZING. Beautifully tended enclosed grounds with attractive FLOWER BEDS AND LAWNS, together with an approx. 700 SQ FT DOUBLE GARAGE / WORKSHOP and additional OFF ROAD PARKING. A truly charming property enjoying a delightful country setting yet conveniently located approx. 5 MILES FROM LLANDYSUL and 12 MILES FROM CARMARTHEN. Viewing highly recommended.

LOCATION & DIRECTIONS

What3Words location ///revision.blotting.prepared Peacefully situated at OS Grid Ref SN383352 in a quiet position on the edge of village of Rhos and 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 county 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. The nearest primary school is at Saron (approx 0.8 miles away) while the nearest secondary schools are at Llandysul or Newcastle Emlyn and the nearest garage / village store is just 1 mile away again at Saron. From Carmarthen, take the A484 north as if heading towards Llandysul and drive through the villages of Bronwydd, Cynwyl Elfed, Cwmduad and into the village of Rhos. On entering Rhos, take the turning n the right immediately after the bus shelter and proceed for approx 400 metres and the property will be seen on the right; identified by an Evans Bros "For Sale" board.

CONSTRUCTION

We are informed the property was originally built in 1888 of traditional sold stone under a pitched slate roof but had a cavity built extension in 1990 to provide the following beautifully presented and lovingly maintained accommodation.

LIVING / DINING ROOM

23'5" x 13'10" max (7.15 x 4.22 max)



With a feature LPG "woodstove" in an anttractive painted brick surround with a hardwood mantlepiece, window to the front, open beamed ceiling and good sized under-stairs cupboard. Half glazed door to the front, staircase to the first floor and good sized dining area.

LOUNGE

19'8" x 13'10" (6.00 x 4.22)



Another beautiful relaxing room with a reconstructed stone fireplace housing a raised LPG log effect fire, a large picture window to the front and a smooth rendered ceiling.

KITCHEN / BREAKFAST ROOM

21'11" x 11'0" (6.69 x 3.36)



Fitted with a very good quality range of matching base and eye level units, incorporating a single drainer ceraic sink, an integrated dishwasher and NEFF double oven, a NEFF 4 ring ceramic hob and Formica worktops. Feature Red Cedar exposed floor and French doors to the side. Space for an American style upright fridge / freezer, built in wine cooler and smooth rendered ceiling.

SUN ROOM / HOME OFFICE
11'0" x 8'7" (3.36 x 2.64)



Having solid Oak flooring and patio doors to the rear.

UTILITY ROOM
8'11" x 6'9" excluding the wc. (2.72 x 2.06 excluding the wc.)



Ceramic tiled floor with plumbing for an automatic washing machine and tumble dryer, stainless steel single drainer sink, part tiled walls and a half glazed rear door.

DOWNSTAIRS WC
Ceramic tiled floor, wall mounted washbasin and a neat cupboard to the side housing a Worcester LPG "combi" boiler for both the central heating and domestic hot water.

FIRST FLOOR
LANDING

FRONT DOUBLE BEDROOM 1
13'10" x 11'8" (4.24 x 3.56)



With tongue and groove paneled ceiling and built-in hanging wardrobes.

REAR DOUBLE BEDROOM 2
12'5" x 11'1" (3.79 x 3.38)



Picture window overlooking the neighbouring grazing land.

FRONT BEDROOM 3
13'10" x 8'2" (4.23 x 2.51)



Having full width mirror fronted wardrobes.

BATHROOM
10'6" x 8'8" (3.21 x 2.66)



Part paneled and fitted with a quality bathroom range comprising a paneled corner bath, an attractive washbasin and a large corner shower cubicle. Dual aspect windows to the side and rear.

SEPARATE WC
5'10" x 3'2" (1.78 x 0.98)



With half paneled walls and a quality range inc a WC, washbasin and storage cupboards.

EXTERNALLY



To the front of the dwelling there is a good sized rectangular lawn with well tended flower borders and shrubs and a paved path leading to the lane. To the one side there is a stone built POTTING SHED (measuring approx 19'10" x 9' internally) and which we are informed used to be a former forge. To the other side, there is a DETACHED CAVITY BUILT DOUBLE GARAGE / WORKSHOP with 2 sections (30'11" x 11'3" and 16'2" x 11'3") both with up and over doors, power and water connected and a 14'9" x 11'4" HOBBY ROOM behind. This building would have obvious annexe potential - subject to the necessary consents. Next to the garages, there is a paved PATIO / DINING AREA with views over the neighbouring field and a good sized beautiful LAWN and gravelled area with raised flower beds etc.

SERVICES
Mains electricity, water and drainage. Full LPG central heating and full upvc doubel glazing - which we are informed was installed in 2017. We are informed the fiberoptic broadband upload speed is an impressive 106 Mbps and the download speed is 256 Mbps.

BOUNDARY PLAN



PLEASE NOTE THIS BOUNDARY PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

COUNCIL TAX
We understand that the property is in Band F and the Council Tax payable for the 2026 / 2027 financial Year is £3,396 which equates to approx £283 a month without discounts.

Approx Gross Internal Area
232 sq m / 2496 sq ft



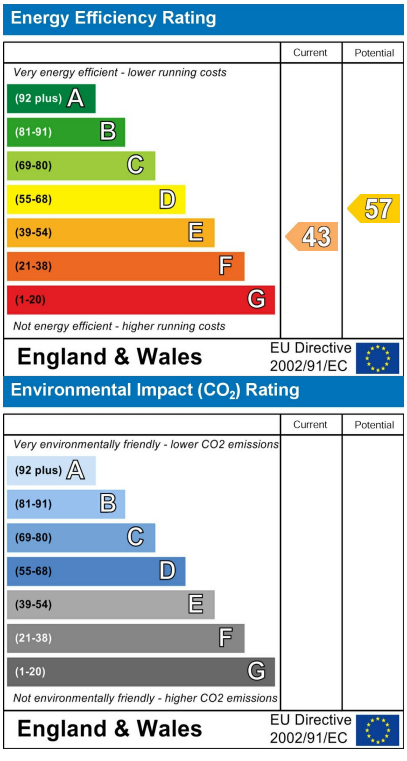
Ground Floor
Approx 110 sq m / 1189 sq ft

First Floor
Approx 59 sq m / 638 sq ft

Outbuilding
Approx 62 sq m / 669 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





39 HIGH STREET, **LAMPETER,**
CEREDIGION, SA48 7BB
Tel: (01570) 422395

MART OFFICE, **LLANYBYDDER,**
CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444

1 MARKET STREET, **ABERAERON,**
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Evans Bros (Carmarthen) Limited, Registered in Cardiff No. 09298614, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,