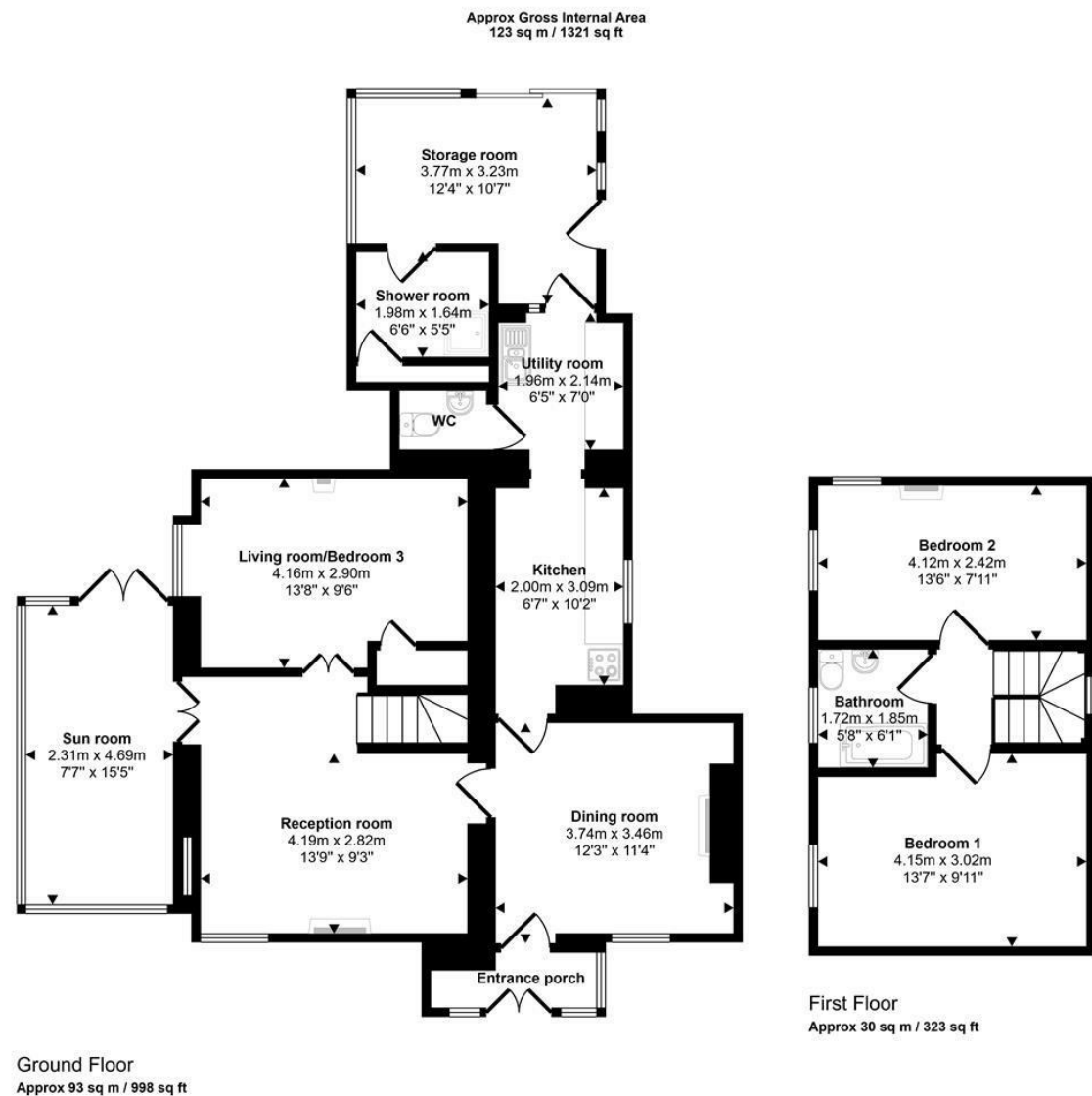




VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'E' Ceredigion County Council

DRAINAGE: We are advised that this property is served by private drainage

WATER: We are advised that this property is served by private water supply

ref: LW/AMS/02/26/OK/AMS/02/26

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @VWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

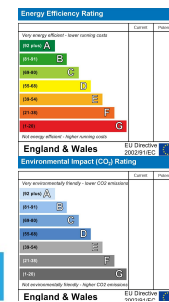


Brynceri Rhydlewis, Llandysul, Ceredigion, SA44 5PS

- Detached Farmhouse / Smallholding
- Two / Three Bedrooms
- Far Reaching Countryside Views
- Semi-rural Location
- Oil Central Heating
- Approx. 9.1 Acres of Land
- Three / Four Reception Rooms
- Full of Character & Charm
- Approx. 4.5 Miles To Penbryn Beach
- EPC Rating: TBC

Offers In The Region Of £485,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

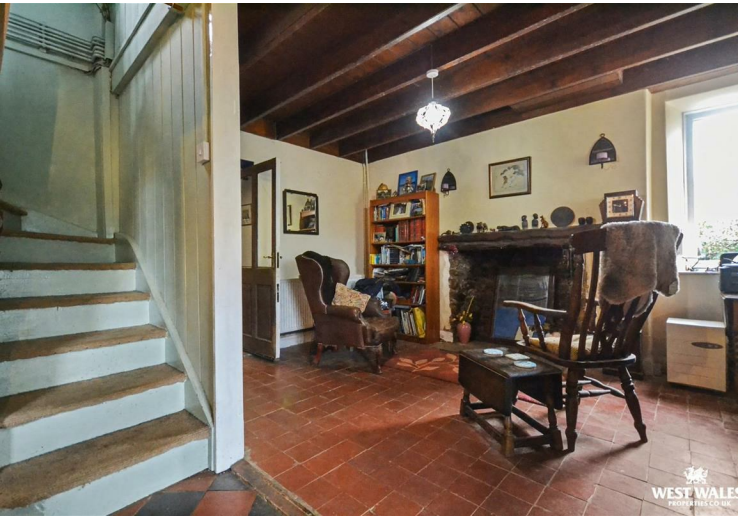


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The Agent that goes the Extra Mile





An exciting opportunity to acquire a charming detached farmhouse dating back to the 1930s, brimming with character and nestled within picturesque rural surroundings. Including approximately 9.1 acres of land, the property is perfectly suited to those seeking a homestead or aspiring to a more self-sufficient lifestyle. Situated just outside the village of Brynhoffnant approximately 4.5 miles from the stunning Ceredigion coastline, the property enjoys a wonderful countryside setting while remaining within easy driving distance of a local shop and public house. The property benefits from two/three bedrooms, three / four reception rooms and far reaching countryside views.

The accommodation briefly comprises a practical entrance porch with space for coats and footwear, opening into a welcoming dining area featuring attractive quarry tiled flooring and a character fireplace housing an Everhot electric stove and heater. From here, a door leads into a further reception room, again benefitting from a feature fireplace, which in turn provides access to the cosy living room, also fitted with an Everhot heater, this room could also be used as a third bedroom. To the rear of the property is a delightful sun room, providing the perfect space to relax and enjoy the surrounding countryside views throughout the seasons. Leading from the dining room is a traditional galley-style kitchen, fitted with worktops and a range of freestanding cupboards, offering a practical and characterful workspace.

The ground floor further benefits from a utility room housing the boiler and washing machine, complete with fitted cupboards and sink. There is also a useful storage room providing access to the side of the property, along with a ground floor shower room. A staircase leads to the first floor where there are two double bedrooms, both enjoying wonderful countryside views, along with a bathroom.



Externally, the property offers a rear garden with an outdoor storage room and an established orchard including fig and apple trees. There is also a space suitable for the installation of a polytunnel.

Beyond the garden are three adjoining fields extending to approximately 9.1 acres in total, providing flexibility for a range of uses. The grounds are predominantly enclosed by mature hedgerows and established trees. The lower field is further enhanced by a natural stream forming part of the boundary, contributing to the property's rural setting and overall charm.

This property would make an ideal family home, and offers a wonderful lifestyle, as you would have the opportunity to keep livestock, grow your own fruit and vegetables and enjoy the land around you.

The rural village of Brynhoffnant is situated 11 miles North East of the market town of Cardigan and 9 miles North of Newcastle Emlyn. The village is home to a large primary school and well equipped Londis supermarket and petrol station. Many beaches are in close proximity to the village including the beautiful and secluded National Trust beach of Penbryn (2 miles away), Llangrannog (3.5 miles away), Tresaith (3.2 miles away) and the sea side resort of New Quay (10.4 miles away). Cardigan town offers further amenities including a Castle, a primary and secondary school, a further education college, major super markets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants and coffee shops and many local shop.



DIRECTIONS

From our Cardigan office continue through the high street, turn left at the traffic lights and continue along the A487 until you reach the Londis shop in Brynhoffnant. Just before the shop there is a right turn. Take this turning and follow the road for approx 0.4 mile and the property will be located on your left hand side. What three words - ///arranger.tower.star