



Dolydd, Llandysul, SA44 5PE

Offers in the region of £475,000





- 5 Bed Detached Character House
- 4 reception rooms (2 with wood burning stoves)
- Detached double garage/workshop
- Enclosed rear garden with outside kitchen area
- Vegetable patch and fruit trees
- Ample off road parking
- 15 mins drive to the beach and coast
- Under half an hour drive to Cardigan Town
- Energy Rating - D

About The Property

A beautiful, characterful detached house which has been extended to create a wonderful family home, with off-road parking, a detached garage and a lovely enclosed rear garden with a patio, outside kitchen and veg growing space. Set in the rural village of Rhydlewis which is a short drive to the stunning coastline and beaches of Cardigan Bay, in West Wales, offering the best of country living. Rhydlewis is a small village with a lovely community, a family-run butcher shop, and a vibrant village hall that offers activities for all ages throughout the year. A short drive away is the village of Brynhoffnant which offers a useful Londis shop, a primary school, and a newly opened village pub. The bustling market town of Cardigan is only 12 miles away and offers larger amenities.

Access to the property is through the front porch, which has parquet flooring and a door into the impressive entrance hall. This is a spacious room with a feature fireplace with original surround, a useful understairs cupboard, ideal for boots and coats, stairs to the first floor, and a door leading to; The lounge which is another generous room with parquet flooring, a multifuel stove in a tiled hearth with wood surround, and double doors leading into the rear sitting room. Again, a spacious room with windows offering views over the rear garden. From the hall, a door leads to the front sitting room/guest dining room, with a beautiful fireplace with a wood-burning stove and a window to the front. The dining room with wooden flooring, a fireplace with a gas fire in place and an opening into the beautiful kitchen/breakfast room. There are also double doors that lead to the utility room, with base units, a sink with a drainer, a storage cupboard, space and plumbing for a washing machine, doors to the ground floor shower room, and a useful storage room.



Details Continued:

The kitchen/breakfast room is fitted with IKEA kitchen units with a wood worktop over, space for a 5-ring gas/electric free standing oven (with extractor over), sink with drainer, space and plumbing for a dishwasher, double patio doors that lead out to the rear garden, a door into a very useful pantry with shelving and space for a fridge/freezer, and a door to the rear porch which houses the oil fired boiler.

First Floor

On the first floor is an impressive landing space, with two airing cupboards, and doors off to five double bedrooms (one with built-in wardrobes), two of which are en suites making them ideal as guest bedrooms,

and one which has a jack and jill door into the family bathroom (which is also accessed off the landing), which again could be used as a guest bedroom as the remaining bedrooms have the use of the downstairs shower room. The en-suites have baths with showers over, and the en-suite of bedroom 2 has a sun tunnel to bring in natural light from outside.

Externally

The property is approached off a county lane onto its own tarmac driveway, which offers off-road parking for 3 vehicles. The drive carries on down the left side to give access to the detached garage and offers more parking space for another 2 vehicles. The oil tank is located to the front by

the garage, as is a useful wood store, and double gates give access to the rear garden.

The rear garden is a beautiful space with three designated seating areas, one directly outside the patio doors from the kitchen, which leads to the outside kitchen area, this space has a brick-built BBQ with a sink, cooker area, and space for a Pizza Oven. Steps lead down to another patio area with crushed slate underfoot to offer an ideal area to entertain and enjoy some outside dining. Then steps lead up to a further patio area canopied by a tree to offer shade on hot summer days and views to the open countryside beyond.

The garden then opens up to a lawn with mature flower and shrub borders with a path leading to raised veg beds and a lean-to greenhouse and summer house which is ideal for storage, there is also a small lean-to shed to the side of the garage which makes a useful place to store a lawnmower. A path also leads to the detached garage/workshop which has power and lighting, wooden double doors to the front and a WC with a hand wash basin. The garden also benefits from some fruit trees and is a beautiful, enclosed space for all the family and guests to enjoy.

Porch

4'1" x 9'6"

Entrance Hall

16'11" x 9'9" max

Front Sitting Room/Guest Dining Room

11'1" x 12'0"

Lounge

23'7" x 11'2"

Rear Sitting Room

11'11" x 18'2"

Dining Room

12'2" x 10'1"

Kitchen/Breakfast Room

17'4" x 11'10"

Pantry

7'11" x 6'0"

Rear Porch

5'8" x 3'4"

Door to:

Utility Room

9'6" x 5'8"

Shower Room

7'6" x 5'3"

Store Room

8'2" x 5'8"

Landing

12'4" x 18'6" max

Bedroom 1

11'5" x 11'2"

Jack and Jill Bathroom

6'6" x 7'4"

Bedroom 2

11'11" x 11'3"

En-suite

5'5" x 6'3"

Bedroom 3

11'11" x 17'5"

En-suite

6'4" x 5'9"

Bedroom 4

12'3" x 10'4" max





Bedroom 5
12'0" x 13'0" max

Detached Garage/Workshop
16'8" x 15'0" max

WC

IMPORTANT INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

TAX BAND: E, Ceredigion County Council

TENURE: We are advised that the property is Freehold

GENERAL NOTE: Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

SERVICES: We have not tested any services to this property. We are advised that this property benefits from mains drainage.

BROADBAND: Superfast available - Max download speed - 80 Mbps Max upload speed - 20 Mbps

PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk/)

MOBILE SIGNAL/COVERAGE: No Signal available, please check network providers for availability, or please check OfCom here -

<https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk/)

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to

pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> - we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be



liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

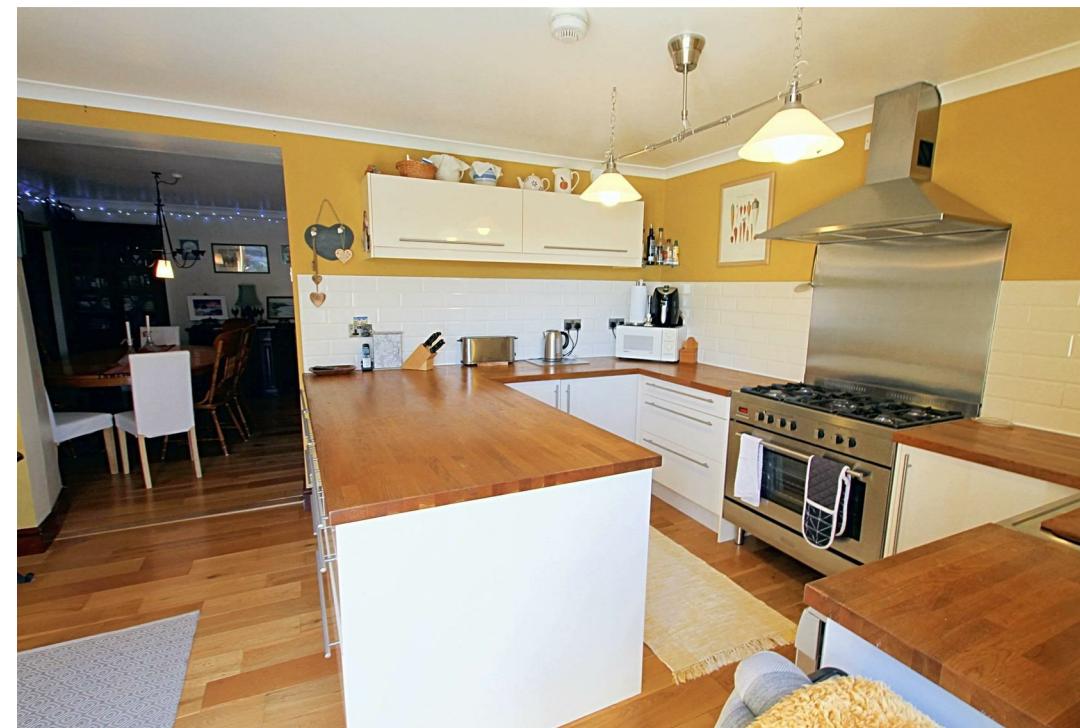
SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWING INFORMATION: This property is located next door to the village hall and play park. There is a streetlight outside the property on the roadside. The owners have informed us that the property benefits from its own solar panels that feed the house with the surplus feeding back into the grid, generating around £500 per year in additional income.

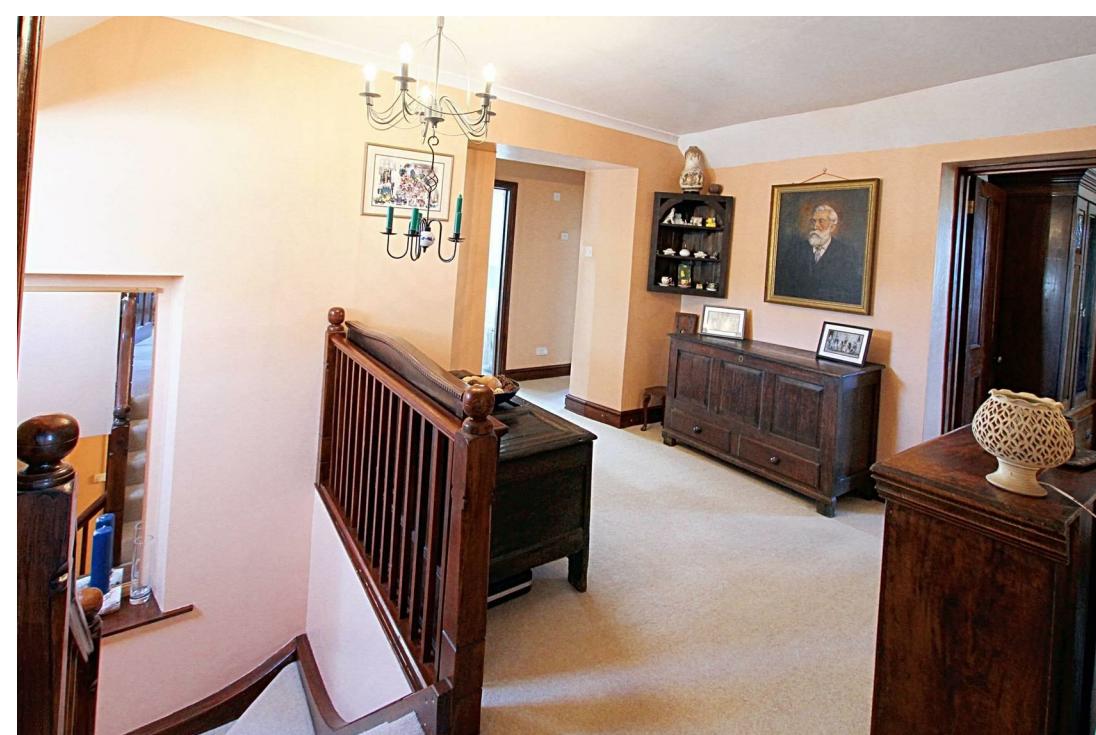
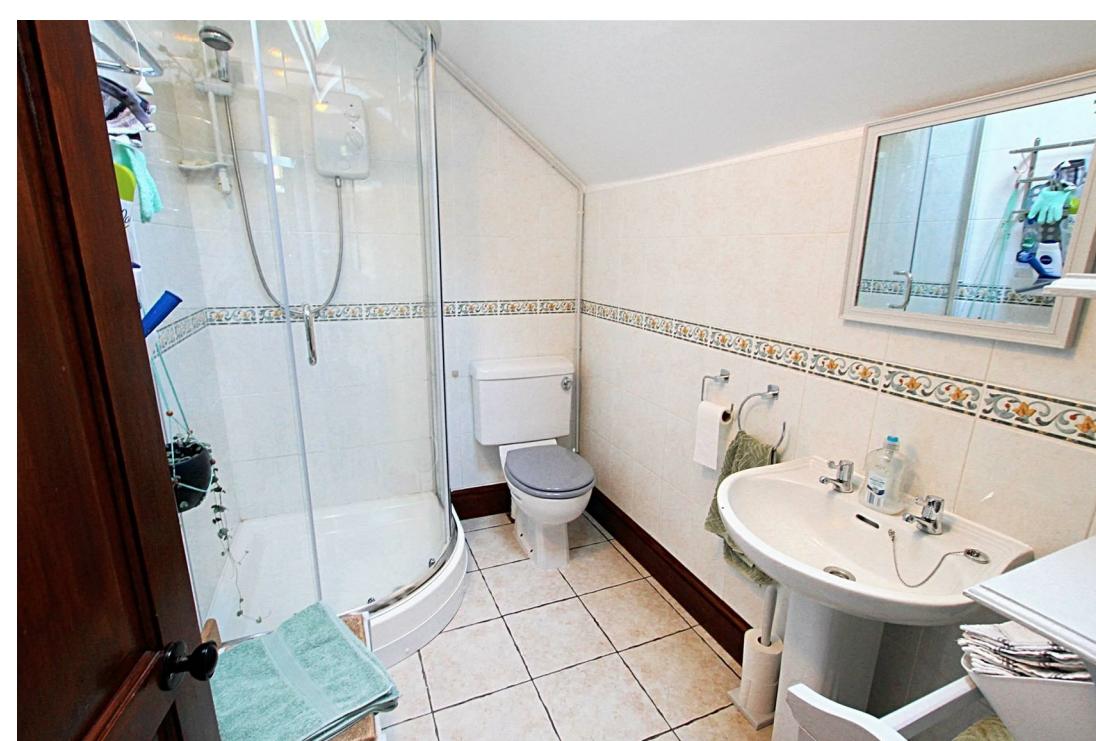
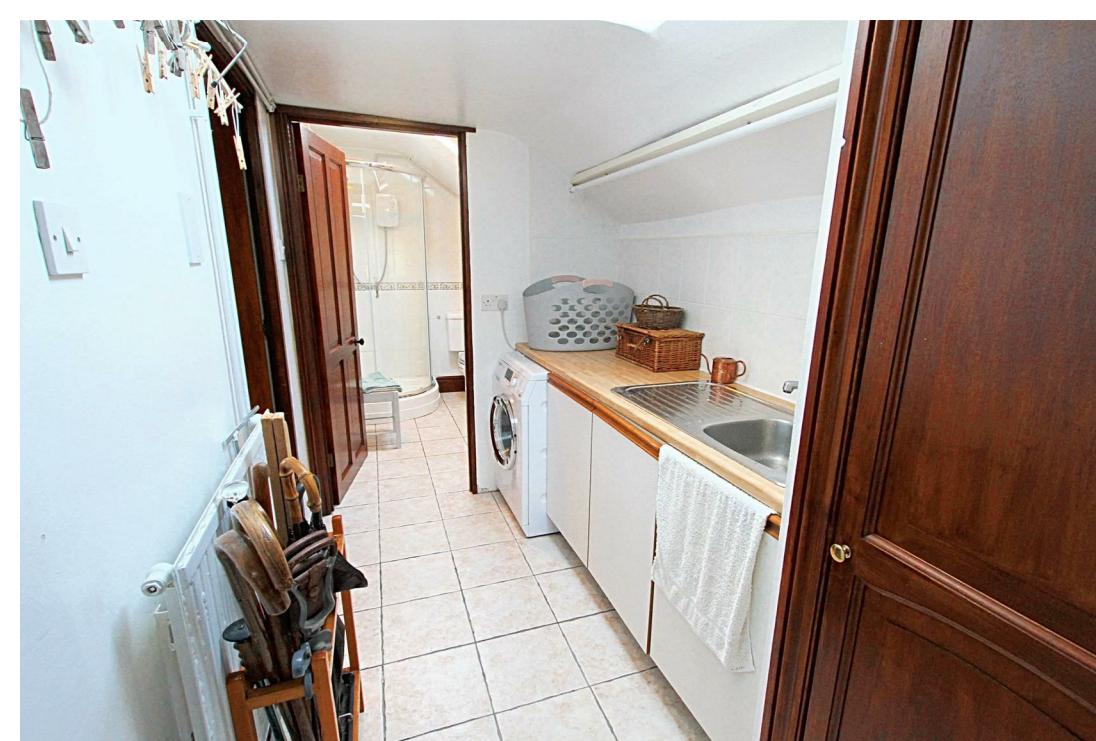
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DIRECTIONS:

From Cardigan head north along the A487 until you reach the village of Brynhoffnant, about 12 miles away. Turn right opposite The Bryn ar Bragdy pub, heading for Rhydlewis. Follow this road into Rhydlewis and turn left just before the bridge. The property is second on the left, just before the village hall car park.





Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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