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Bramble Cottage Rhydownen, Llandysul, Ceredigion, SA44 4QD

Offers Over £250,000

**** Motivated Sellers ****

Nestled in the charming semi-rural village of Rhydownen this delightful 2 bedroomed light & airy country cottage offers a serene retreat from the hustle and bustle of everyday life. Tucked away in a quiet spot, the property boasts a spacious cottage style garden that provides ample space for outdoor activities and relaxation, making it an ideal haven for nature lovers and families alike. The cottage features a lovely wood burning stove & two well-proportioned bedrooms, ensuring a comfortable living experience. The interior is designed to maximise natural light, creating a warm and inviting atmosphere throughout. The property benefits from air source heating & solar PV providing a cost-effective and eco-friendly solution for warmth during the cooler months.

With its picturesque setting and charming character, this country cottage is perfect for those seeking a peaceful lifestyle in a beautiful rural location whilst only being 4 miles from the popular town of Llandysul & some 12 miles from the renowned West Wales coastline. Do not miss the opportunity to make this delightful cottage your new home.

Location



Conveniently located in a tucked away & quiet location in a small cluster of properties in the rural Village of Rhydowen, just 4 miles from the town of Llandysul which provides a good range of facilities & amenities, 9 miles from Lampeter and Newcastle Emlyn. 19 miles North of Carmarthen administrative centre.

Description



An attractive & quaint 2 bedroomed cottage being very light & airy in nature with a lovely woodburning stove & the benefit of air source heating, solar PV. The property affords more particularly the following -

Please Note

This property is arranged on various levels with steps therefore may not be suitable for the elderly.

Living Room

4'6" x 14'2" max (1.37m x 4.32m max)



A light and spacious living room with multi fuel burner being the heart of the home, with patio doors to front grounds & door to -

Hallway

9'1" x 7'6" (2.77m x 2.29m)

Kitchen / Diner

10'10" x 20'6" (max) (3.30m x 6.25m (max))



A lovely light cottage style kitchen with open wooden units and a butler-style sink, space for a range-style cooker, dishwasher & a family-sized table. Built-in pantry cupboard, Steps lead up from the hallway, giving the kitchen a slightly raised aspect from the rest of the property.

Utility Room

5'10" x 5'0" (1.78m x 1.52m)



porch-style utility area with tiled floors, plumbing for a washing machine, door to rear garden

Rear Hallway

16'4" x 3'1" (max) (4.98m x 0.94m (max))

Bedroom 1

10'2" x 15'1" (3.10m x 4.60m)



with built in storage & tongue & groove ceiling

Bedroom 1 (second angle)



Bedroom 2

9'4" x 12'10" (2.84m x 3.91m)



A spacious second double bedroom with double aspect windows & open countryside views to the rear.

Bathroom

8'4" x 6'3" (max) (2.54m x 1.91m (max))



A 3 piece suite with WC, pedestal wash hand basin & bath with shower over, timber flooring & spotlights

Externally



The gardens & grounds of this property are a real highlight with a spacious lawned garden to the side & rear with colourful shrubbery & plants & ample off-road parking via car port & gravelled area with gated access, along with a well kept front garden laid to patio & gravel, all being well enclosed with panelled fencing & a stone wall.

Summerhouse



of timber construction with electricity connected

Gardens



Car Port



Being a recent addition to the property

Council Tax Band 'D'

Services

We understand that the property is connected to main water & electricity with private drainage and air source heating.

Directions

Travel south on the A475 from Lampeter through the Village of Rhydowen heading towards Newcastle Emlyn. Proceed over a bridge and take the first lane to the right. The property can be found shortly after on your left hand side.

Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(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 (CO₂) 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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