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## Bramble Cottage Rhydownen, Llandysul, Ceredigion, SA44 4QD

**Offers In The Region Of £259,950**

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, private drainage

## 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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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