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Ty Rhos, Oakford, Oakford, Llanarth, Ceredigion, SA47 0RY

Asking Price £250,000

A delightfully positioned detached bungalow set in 0.25 of an acre offering an opportunity for those seeking to put their own stamp on a property. With a good sized living room, large kitchen/diner and 3 well-proportioned bedrooms, this property provides ample space for families or those looking for a rural retreat. Set within approximately 0.25 of an acre, the large gardens surrounding the property offer a fantastic outdoor space for gardening enthusiasts or families with children. The expansive grounds provide a serene backdrop onto National Trust owned woodland, ideal for enjoying the beauty of nature and the tranquillity of rural living. Additionally, the property boasts a good-sized garage workshop, providing ample storage and workspace for hobbies or projects. Conveniently located just a short drive from the picturesque coastal towns of Aberaeron and New Quay, where you can enjoy stunning beaches, delightful eateries, and a vibrant community atmosphere.

Location



Located on the outskirts of the popular village of Oakford overlooking open fields and backing on to National Trust owned woodland, this property is conveniently located close to the Georgian harbour town of Aberaeron, renowned for its colourful houses and good range of shops, restaurants, bars etc.

Description



A spacious detached bungalow of traditional construction under a tiled roof with the benefit of oil fired central heating, deserving of sympathetic modernisation and improvement but with large grounds of approximately 0.25 of an acre to develop a lovely country residence close to Aberaeron.

Hall



A wide inviting reception hall with doors to the living room, kitchen, bedrooms and bathroom.

Living Room

20'3 x 15'6 (6.17m x 4.72m)



A large room with fireplace (but no chimney) with a large picture window to front.

Kitchen/Dining Room
15'6 x 12' (4.72m x 3.66m)



A large room with tiled floor and base units, Rayburn range with back boiler that operates the central heating and hot water systems and also provides cooking facilities.

Side Porch/Utility Room



Rear Sun Lounge



Bedroom 1
14' x 10'2 (4.27m x 3.10m)



Bedroom 2
10'3 x 10' (3.12m x 3.05m)



Bedroom 3
12' x 10' (3.66m x 3.05m)



Bathroom



With a bath having shower over, toilet and wash basin.

Garage/Workshop



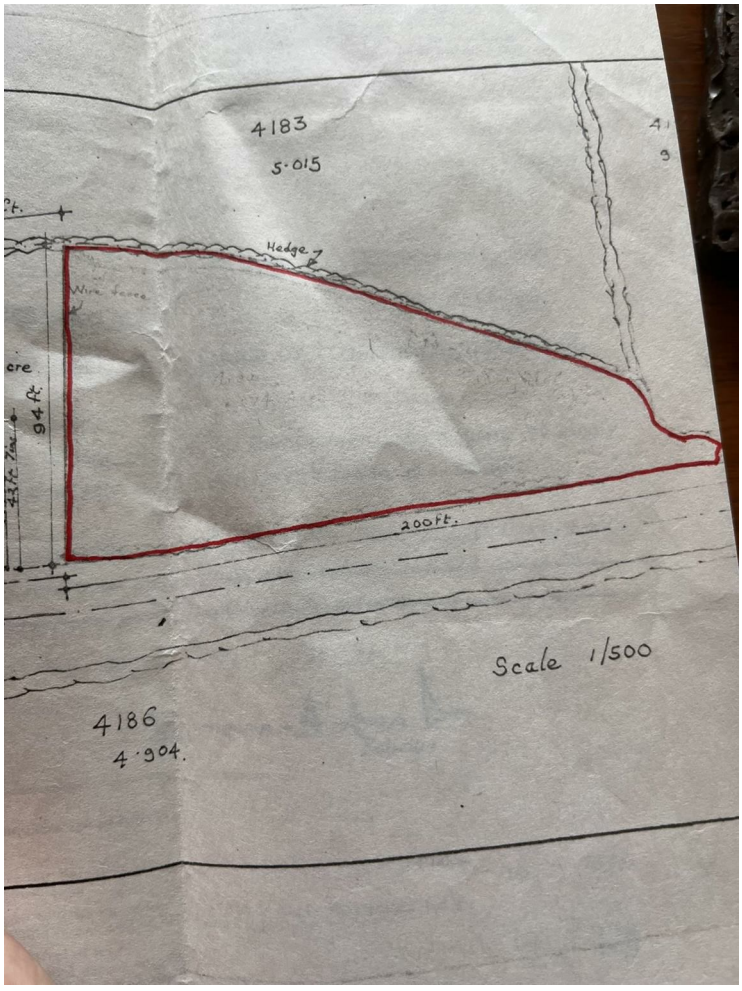
The property has a larger than average garage workshop together with lean-to storage shed.

Gardens



Extensive gardens mainly to the rear and side of the property, with a small store shed.

Services



We are informed that the property has the benefit of mains electricity, mains water and private drainage.

Council Tax - Band E



Council Tax for 2026/2027 is £2,909.22

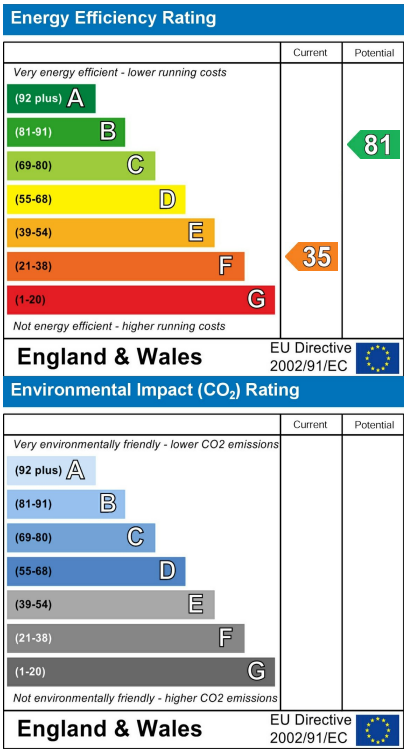
Directions

From Aberaeron, head east on the A482 towards Lampeter. After approximately 1 miles, turn right towards Neuaddlwyd where the property can be found after approximately 1 mile on the left hand side as identified by the For Sale sign.

Floor Plan







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