

Regulated by:



**RICS**



Since 1989

*A delightfully appealing traditional detached cottage in a stunning rural location. Bwlchllan, near Lampeter, West Wales*



**Rhoslwyn, Bwlchllan, Lampeter, Ceredigion. SA48 8QQ.**

**REF: R/3224/LD**

**£237,500**

\*\*\* No onward chain \*\*\* Delightfully appealing traditional detached country cottage \*\*\* 2 bedroomed accommodation - Being full of character and original charm

\*\*\* Set in lovely grounds of around 0.3 of an acre \*\*\* Picturesque rural setting - Set amongst the Coast and Country  
\*\*\* Oil fired central heating, double glazing and Fibre Broadband to the property \*\*\* Home cinema room and useful workshop

\*\*\* Well stocked cottage gardens - With wild flower garden area \*\*\* Idyllic Welsh cottage with fine views over the surrounding countryside

\*\*\* Viewing highly recommended - Will not be on the market for long \*\*\* Picture perfect edge of Village position  
\*\*\* Currently utilised as a popular holiday let with furniture available by separate negotiation

## LOCATION

Bwlchllan is a small Hamlet in the mid Ceredigion hills, is within 8 miles from the Georgian Coastal and Harbour Town of Aberaeron, equidistant to the University Town of Lampeter and 6 miles from the Market Town of Tregaron. The Village of Llangeitho, with a wide range of facilities, is within 2.5 miles offering a Convenience Store, Cafe, Junior School, Bus Service, Public House Garage and Places of Worship. The property lies just 15 miles South from the University Town Coastal Resort and Administrative Centre of Aberystwyth with a General Bronglais Hospital and National Rail Networks.

## GENERAL DESCRIPTION

Rhoslwyn is a traditional and highly appealing detached country cottage. The property is full of character and charm offering 2 bedroomed accommodation and set in its own lovely grounds being laid mostly to lawn with a good range of mature shrubs and plants and several Oak trees. The property enjoys a rural position with fine views over the surrounding countryside. It enjoys a converted garage that now offers a home cinema and workshop space and to the side a car port. The accommodation at present offers more particularly the following:-

### COVERED ENTRANCE PORCHWAY

Leading to

### KITCHEN/DINER

18' 3" x 10' 5" (5.56m x 3.17m). A cottage style fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, oil fired Stanley Brandon Range with two ovens, two hot plates and running the hot water and heating systems, plumbing and space for automatic washing machine, tiled flooring, original Timothy Richards, Lampeter bread oven, radiator, front entrance door, access to the loft space.



**KITCHEN/DINER (SECOND IMAGE)**



**LIVING ROOM ('CWTCH')**

11' 3" x 7' 8" (3.43m x 2.34m). With a Charnwood multi fuel 4 kilowatt stove, stripped timber flooring, radiator.



**BEDROOM 2**

10' 8" x 6' 8" (3.25m x 2.03m). With stripped timber flooring, radiator.



## HALLWAY

Leading to

## BEDROOM 1

11' 4" x 8' 2" (3.45m x 2.49m). With radiator.



## BATHROOM

Having a 4 piece suite comprising of a corner shower cubicle with Mira shower, low level flush w.c., panelled bath, pedestal wash hand basin, two heated towel rails.



## CONSERVATORY

12' 0" x 11' 2" (3.66m x 3.40m). Of timber construction with double glazed windows under a poly carbonate roof, tiled flooring, patio doors opening onto the garden area, plumbing and space for dishwasher, electric wall heater.



## EXTERNALLY

## OUTHOUSES

Comprising of

## FORMER GARAGE

But now offering



## HOME CINEMA

12' 9" x 10' 6" (3.89m x 3.20m). With T.V. point, electric wall heater.



### WORKSHOP

12' 9" x 10' 5" (3.89m x 3.17m). Being well insulated but could all be converted to be re-offered as a garage, if needs be.

### BIKE/BIN STORE

10' 0" x 8' 0" (3.05m x 2.44m).



### BIKE/BIN STORE (SECOND IMAGE)



### CAR PORT

Located to the side of the property with a loft over.



### GARDEN

A particular feature of this property is its lovely and extensive garden area. We are informed that it extends to around 0.3 OF AN ACRE or thereabouts with mature hedge and tree boundaries. The garden is laid mostly to level lawn with an abundance of mature shrubs and trees bringing colour all year round. A gravelled patio area which offers outdoor dining and seating area.



**GARDEN (SECOND IMAGE)**



**GARDEN (THIRD IMAGE)**



**WILD FLOWER GARDEN AREA**

To the rear of the garden lies a re-wilded garden area.



**LOG STORE**



**PARKING AND DRIVEWAY**

Private parking is located to the front of the property.

**FRONT OF PROPERTY**



**REAR OF PROPERTY**



**AGENT'S COMMENTS**

A stunning and traditional Welsh cottage in fantastic rural surroundings.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Fibre Broadband available.

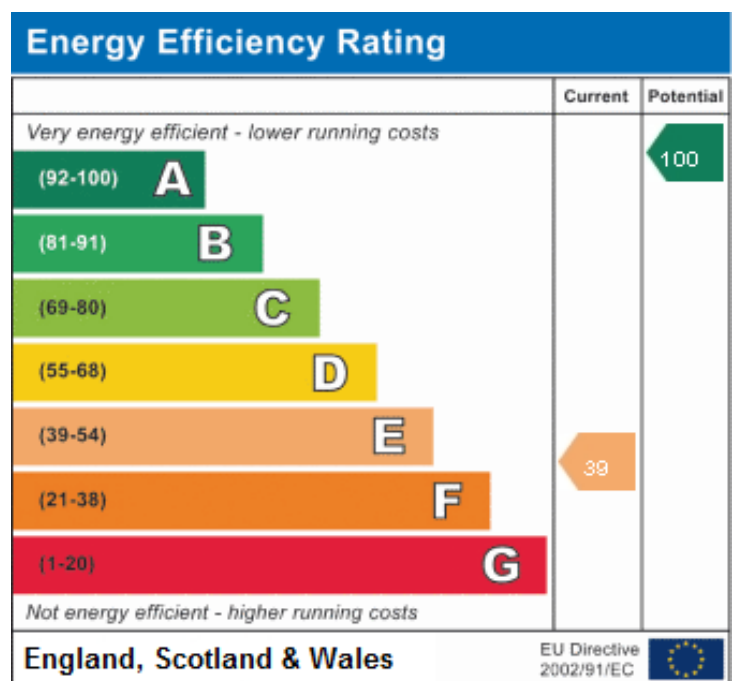
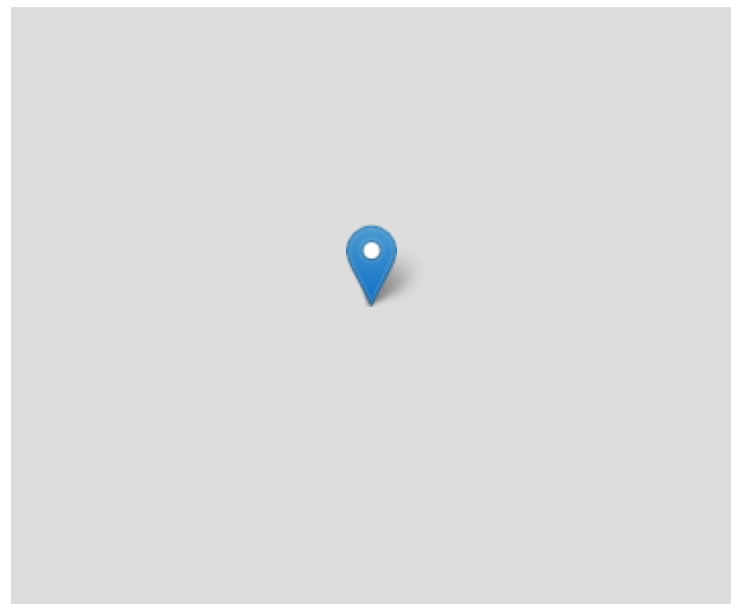
## Directions

From Lampeter take the A482 towards Aberaeron. After passing through Creuddyn Bridge take the next right hand turning onto the B4337. Proceed down the hill into the Village of Talsarn. In Talsarn turn right onto the B4342 for Tregaron/Llangeitho. Proceed through the small Hamlet of Llundain Fach. Continue for a further 1.5 miles turning left for Bwlchllan at the next crossroads. Proceed up the hill into the Village of Bwlchllan and turn left at the 'T' junction in the Hamlet and the property will be found after 200 yards on your right hand side.

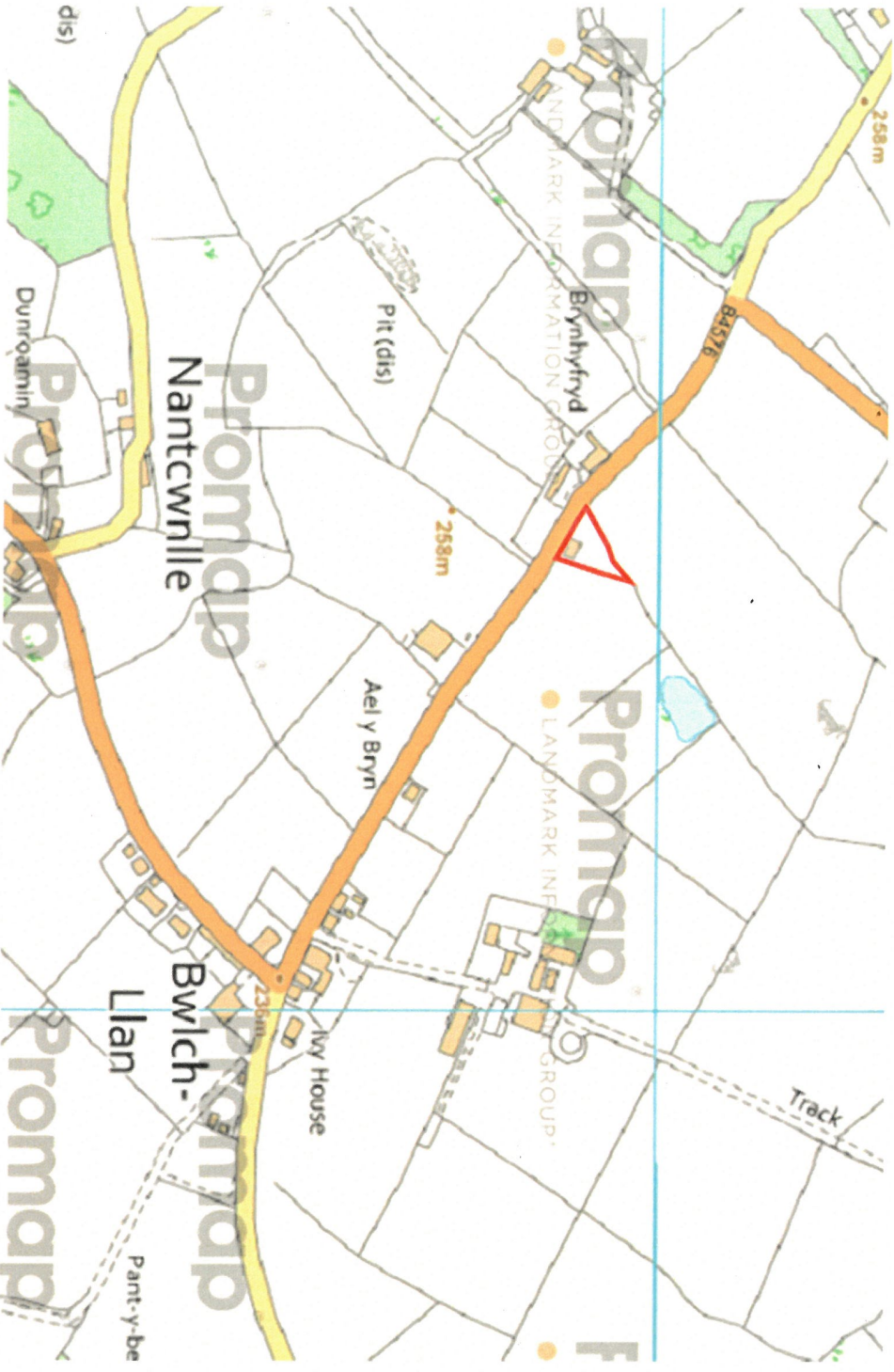
VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Site info

For Identification Purposes