

*Escape to the Country ! A superbly appointed 4 bed character property set in 5 Acres of grounds.  
Dihewyd Near Aberaeron - West Wales.*



Green Hill, Dihewyd, Near Aberaeron, Ceredigion. SA48 7QR.

£575,000

Ref A/5342/ID

**\*\*Escape to the country ! \*\*A well appointed 4 bed(1En Suite) detached residence\*\*Set in 5 Acres of gardens and grounds\*\*Breathtaking rural aspect\*\*Renovated to a high standard over recent years\*\*A perfect family home\*\*Large outbuilding\*\*Rural yet not remote\*\*Only a 15 minute drive from the popular Heritage Cardigan Bay coastline\*\*Double Glazing throughout\*\*Oil fired central heating\*\*A REAL COUNTRY GEM - NOT TO BE MISSED\*\***

The property comprises of front porch, kitchen/dining room, utility room, front lounge, downstairs wc. sun room, 4 double bedrooms (1 en suite) and main bathroom.

Greenhill is located on the edge of the quiet rural village community of Dihewyd and surrounded by open fields, set back off a C Class road between the villages of Dihewyd and Cribyn. Only some 5 miles inland from the Cardigan Bay at the Georgian Harbour town of Aberaeron which offers a comprehensive range of shopping and schooling facilities. The property is also within an easy reach of the University town of Lampeter and the larger Amenity and Marketing centres of Aberystwyth and Cardigan. Only some a 15 minute drive from the coastal resort and seaside fishing village of New Quay.



LAMPETER  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



ABERAERON  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk

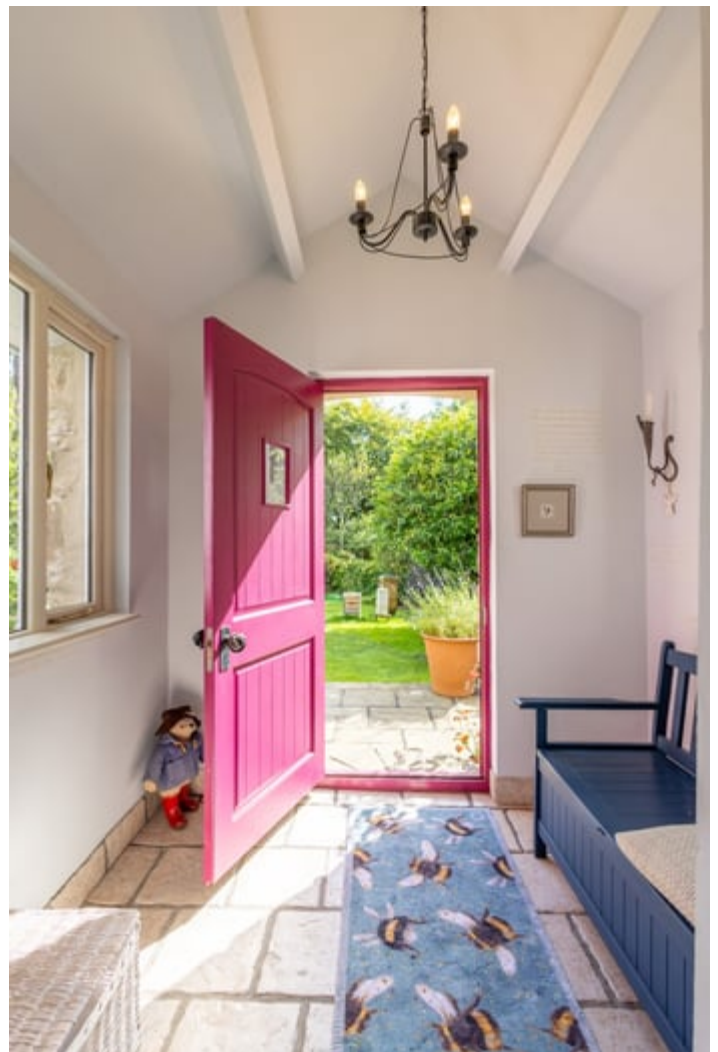
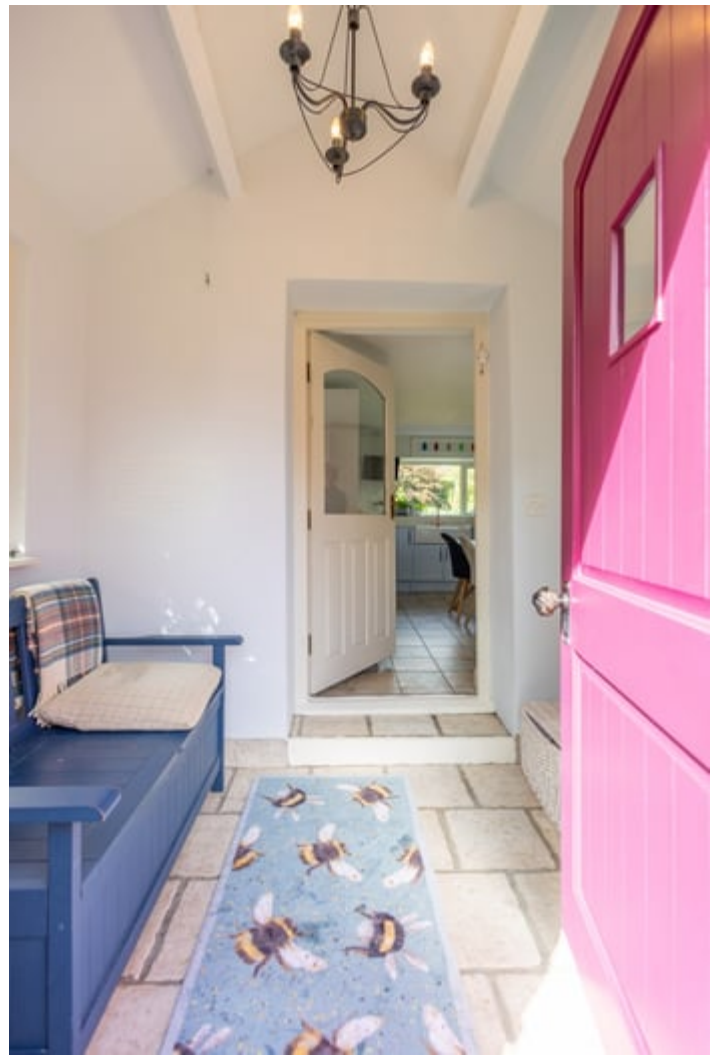


CARMARTHEN  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GROUND FLOOR

### Front Porch

6' 6" x 7' 6" (1.98m x 2.29m) via hardwood door with double glazed windows to both sides, stone effect tiled flooring, half glazed hardwood door into -



## Kitchen/Dining Room

14' 1" x 12' 0" (4.29m x 3.66m) a modern two tone kitchen comprising of a pale blue base cupboard units with pale Pink wall units from Wren, Quartz working surfaces and upstand, inset double drainer sink, AEG electric double oven and grill, 4 ring induction hob above, space for dishwasher, good range of drawer cupboards, Porcelain tiled flooring, pull out bin cupboard, display units, modern radiator, heated towel rail, double glazed window to front and rear.





### Utility Room

7' 9" x 15' 6" (2.36m x 4.72m) with range of fitted cupboard units with stainless steel drainer sink and plumbing for automatic washing machine, outlet for tumble dryer, space for fridge freezer, Worcester oil fired boiler, tiled flooring, half glazed side exterior door. Double glazed windows to front and rear, under floor heating.



### Front Lounge

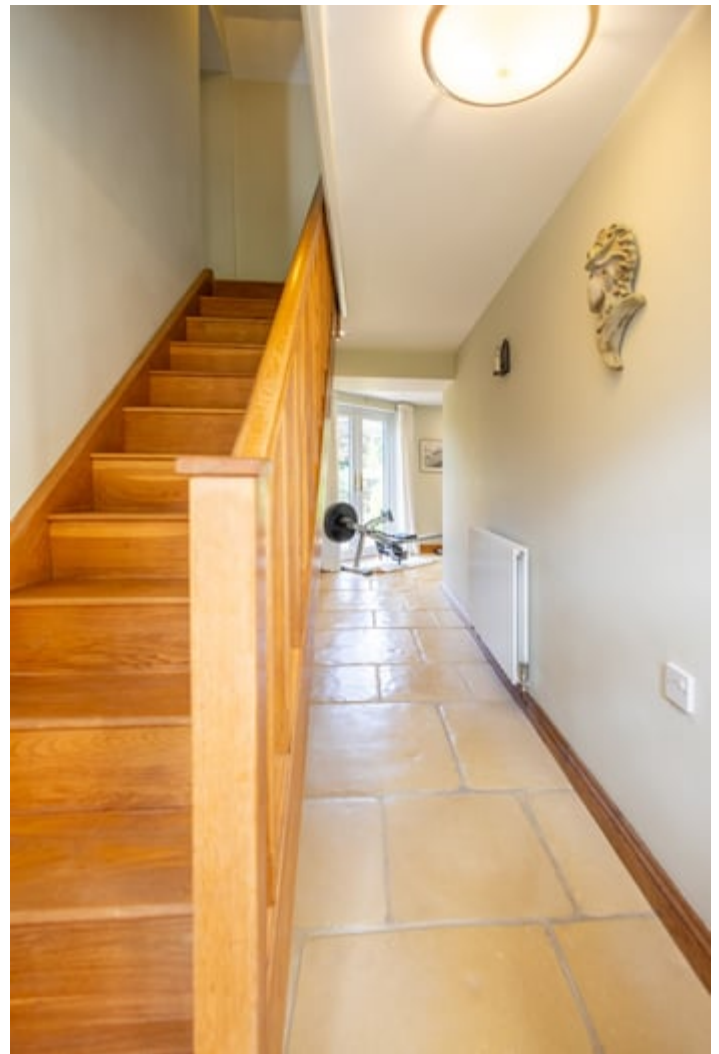
16' 4" x 14' 2" (4.98m x 4.32m) a lovely spacious lounge with 2 double glazed windows to front, open fireplace housing a multi fuel stove on a sandstone hearth, Oak mantle above, exposed beams, built in wall to wall library, 2 modern central heating radiators, wall lights, TV point.





### Inner Hallway

12' 9" x 23' 8" (3.89m x 7.21m) with stairs rising to first floor, patio doors to rear, central heating radiator, Sandstone effect tiled flooring, spot lights to ceiling, wall lights.



### Downstairs W.C.

5' 9" x 8' 4" (1.75m x 2.54m) with low level flush w.c. free standing wash hand basin, window to side, Sandstone effect tiled flooring, extractor fan, under floor heating.



### Rear Sun Room

32' 6" x 13' 0" (9.91m x 3.96m) an extremely impressive room having been built in the early 2000's with vaulted ceilings, apex window to rear bringing in an abundance of natural light, exposed A frame beams, 3 velux windows, patio doors to side, 4 double glazed windows to side, engineered Oak flooring, wall lights, TV point, multiple sockets. Under floor heating.



## FIRST FLOOR

### Rear Master Bedroom Suite

19' 8" x 12' 1" (5.99m x 3.68m) (max) with vaulted ceiling with exposed A frame beam, 2 double glazed windows to side, port hole, engineered Oak flooring with under floor heating. Door into -



## En Suite

5' 7" x 5' 7" (1.70m x 1.70m) with walk in shower unit with mains shower above, vanity unit with concealed w.c. and inset wash hand basin with mixer tap, fitted cupboard units with mirror and lighting, tiled flooring, tiled walls, 2 velux windows, stainless steel heated towel rail. Under floor heating.



## Front Double Bedroom 2

9' 3" x 13' 0" (2.82m x 3.96m) with double glazed window to front and side, central heating radiator, range of fitted cupboard units.





### Front Double Bedroom 3

11' 0" x 13' 0" (3.35m x 3.96m) with 2 double glazed windows to front, central heating radiator, loft hatch.



### Double Bedroom 4

10' 9" x 12' 0" (3.28m x 3.66m) with double glazed window to front, fitted wardrobe housing a hot water tank, central heating radiator.

### Main Bathroom

14' 9" x 8' 0" (4.50m x 2.44m) a three piece Cream suite comprising of a panelled bath with mixer tap, Triton T100 electric shower above, vanity unit with two wash hand basins, dual flush w.c. fitted cupboard units, 2 central heating radiators, 2 double glazed windows to front and rear, part

tilled walls, hatch to boarded loft.



## EXTERNALLY

### The Grounds

The property sits within approximately 5 Acres of garden and grounds.

### To the Front

A tarmac driveway leading to parking area for several cars. Spacious front lawned area with a variety of mature trees, shrubs and flower beds making a lovely colourful front garden. Patio area laid to slabs with access to both sides and access to summer house.





### Summer House

7' 8" x 9' 3" (2.34m x 2.82m) of timber frame construction with double glazed windows and doors to front, infrared heating and electricity connected. Leads out to decking with a lovely rural aspect.



### To the Rear

A courtyard rear garden being south west facing being a lovely sun trap, again with many mature shrubs, trees and flowers. Gravelled pathways leading to a further lawned area.



### **Parking Area**

Parking area for several cars.

### **Dutch Barn**

29' 5" x 19' 9" (8.97m x 6.02m) double doors to front, concrete flooring, power connected. Access to -



### **Lean To**

18' 3" x 29' 5" (5.56m x 8.97m) double doors to front, power and lighting connected.

## The Land

On the land there are vegetable plots with several raised beds.

Greenhouse 12' x 18' and 20' x 10' Polytunnel.

The land amounts to some 5 ACRES and is a haven for natural wildlife. There is also an area of woodland mostly laid to Sycamore trees and some Oak trees. This area comes to its own in the Spring with a carpet of Bluebells.

Please note - There is separate access to the land from the roadside.



## TENURE

The property is of Freehold Tenure.

## MONEY LAUNDERING

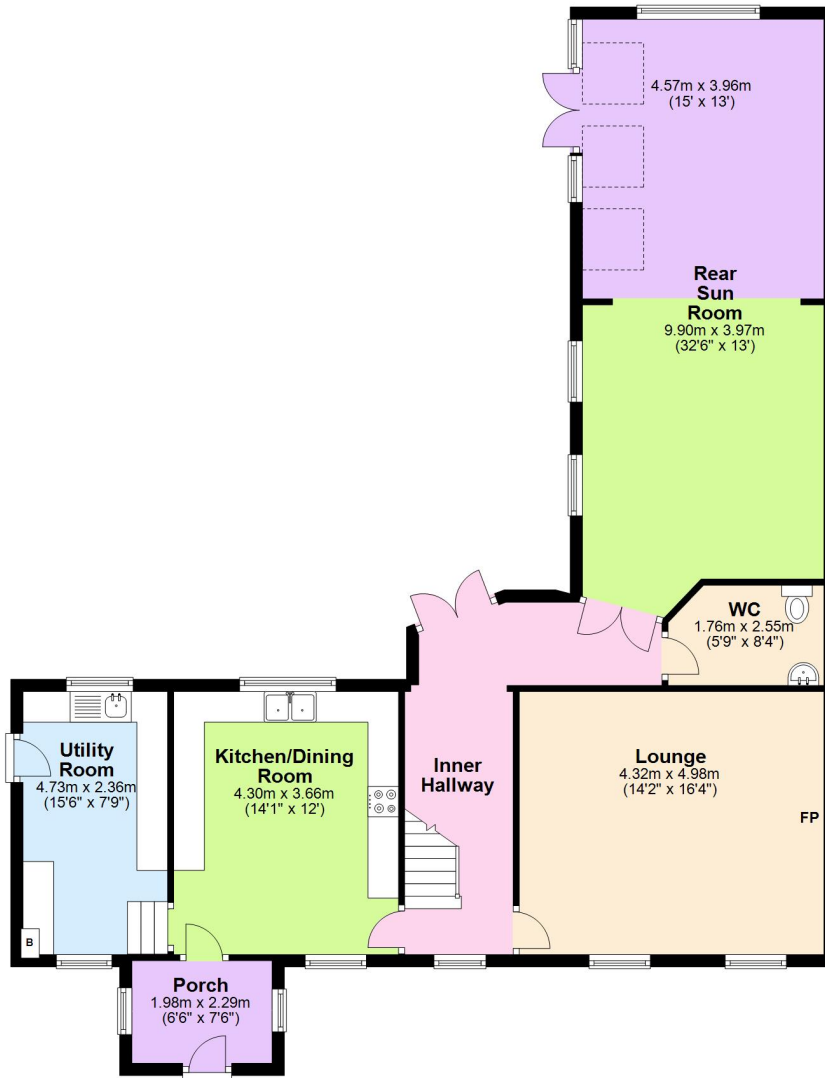
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## Services

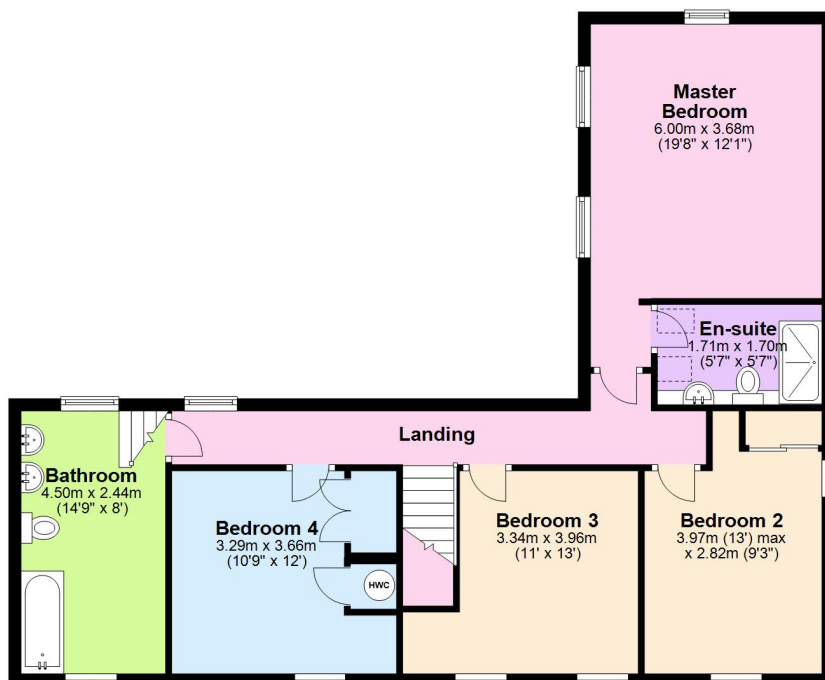
The property benefits from mains water, electricity, septic tank, oil fired central heating. Broadband available.

Council Tax band - F (Ceredigion County Council).

**Ground Floor**  
Approx. 107.3 sq. metres (1155.2 sq. feet)



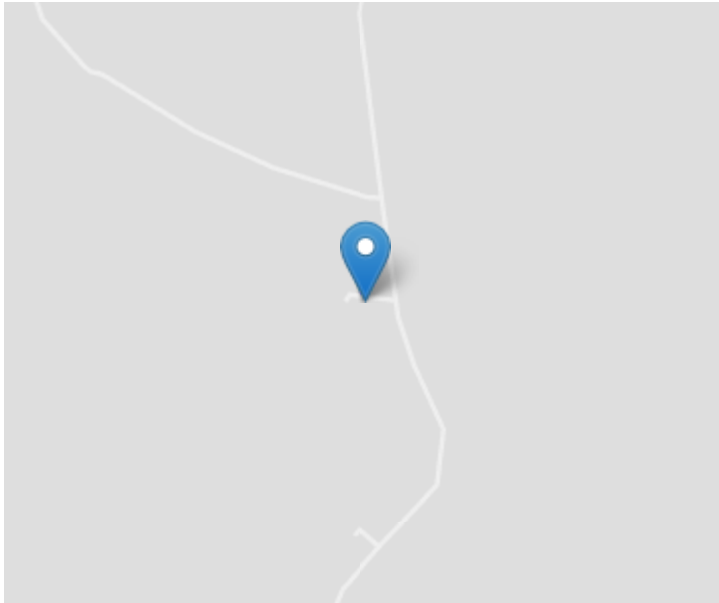
**First Floor**  
Approx. 80.8 sq. metres (869.4 sq. feet)



Total area: approx. 188.1 sq. metres (2024.5 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

**Green Hill, Dihewyd, Nr Aberaeron**



### Directions

From Aberaeron proceed East towards Lampeter on the A482 and after some 4 miles you will enter the village of Ciliau Aeron. At the village crossroads, take the right hand up hill turning next to the school onto the B4339 Dihewyd road. Proceed for some 2.5 miles until you reach the centre of Dihewyd. Take the right hand turning onto the B4342 sign posted Mydroilyn and New Quay. After some 150 yards take the left hand turning on the bend onto a country lane. Proceed for approximately a mile and the property can be found on the right hand side with a stone walled entrance with 'Green Hill' name plate.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

For further information or to arrange a viewing on this property please contact :

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



Regulated by

**RICS**<sup>®</sup>

