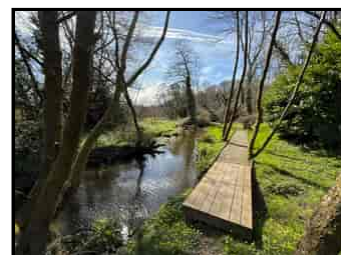


*A most attractive Romany Wagon and separate Chalet. Set in idyllic West Wales countryside.  
Rhydlewis Near Llangrannog.*



**Romany Wagon & Cwtch, Rhydlewis, Nr.Llangrannog, Ceredigion. SA44 5SN.**

**£99,000 Guide Price**

**Ref R/4595/ID**

**\*\*Unique opportunity to acquire a romantic Romany Gypsy Wagon\*\*Sep detached chalet with services connected\*\*Set in delightful rural countryside\*\*0.65 acres\*\*Idyllic rural condition bordering onto the River Ceri\*\*A haven for local wildlife\*\*Only a 10 minute drive from the Cardigan Bay coastline at Llangrannog\*\*Peaceful, quiet and tranquil\*\*Outside verandah with fire pit\*\*Attractive meadow and woodland\*\*Available as a Going Concern\*\* Site of Special Scientific Interest\*\***

The property is nestled in the West Wales countryside on the fringes of the popular rural village of Rhydlewis being only 2 miles from the coastal village of Brynhoffnant with its award winning village shop and petrol station, public house, community primary school. Only a 10 minute drive from the coastal resort of Llangrannog with its renowned sandy beaches and poplar pubs, cafes and restaurants and access to the All Wales coastal path. The larger town of Cardigan is within some 20 minutes drive to the south with supermarket, comprehensive school, sixth form college, leisure facilities, community hospital and traditional high street offerings.



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

## GENERAL

Set in approximately 0.65 of an acre of lovely countryside with meadows and woodland bordering the Afon Ceri.

A true haven for local wildlife and is a site of Scientific interest for otters.

Sit back and relax and listen to the birds sing in a peaceful and private location.

### Vendors comments

We have been nominated for the "Travel and Hospitality Industry Awards" based on outstanding guest feedback across our digital platforms. We are rated 9.1 out of 10 on booking.com and 4.92 out of 5 on Airbnb.com.

### Romantic Romany Wagon



8' 7" x 6' 5" (2.62m x 1.96m) with stable door to front, electricity connected.

### Y Cwtch

A cabin of timber construction with verandah to the front and decking area overlooking lovely rural views.





## Lounge

7' 6" x 7' 7" (2.29m x 2.31m) via half glazed door to front, log burning stove, wall light, glazed door into -



## Kitchenette

7' 8" x 7' 7" (2.34m x 2.31m) with oak worktop with inset Belfast sink, 10 litre hot water tank, under counter fridge, 2 ceramic hobs, sash window to front. Door into -



## Shower Room

3' 7" x 7' 4" (1.09m x 2.24m) having a 3 piece suite comprising of enclosed shower unit with mira electric shower above with tiled surround, low level flush w.c. pedestal wash hand basin, electric heated towel rail, half frosted window to front.



## Covered outdoor area

11' 9" x 9' 9" (3.58m x 2.97m) a lovely area to watch the wildlife with fire pit. We are aware that there is SSSI on the riverbank.



## **MONEY LAUNDERING REGULATIONS**

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.

## **VIEWING**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@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](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

## **PLEASE NOTE-**

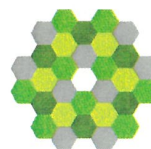
Planning permission limits the use of this property to holiday letting only. No person shall be permitted to occupy the dwelling for more than 28 consecutive days, and that person shall not return within 3 months of their last date of occupation.

## **Services**

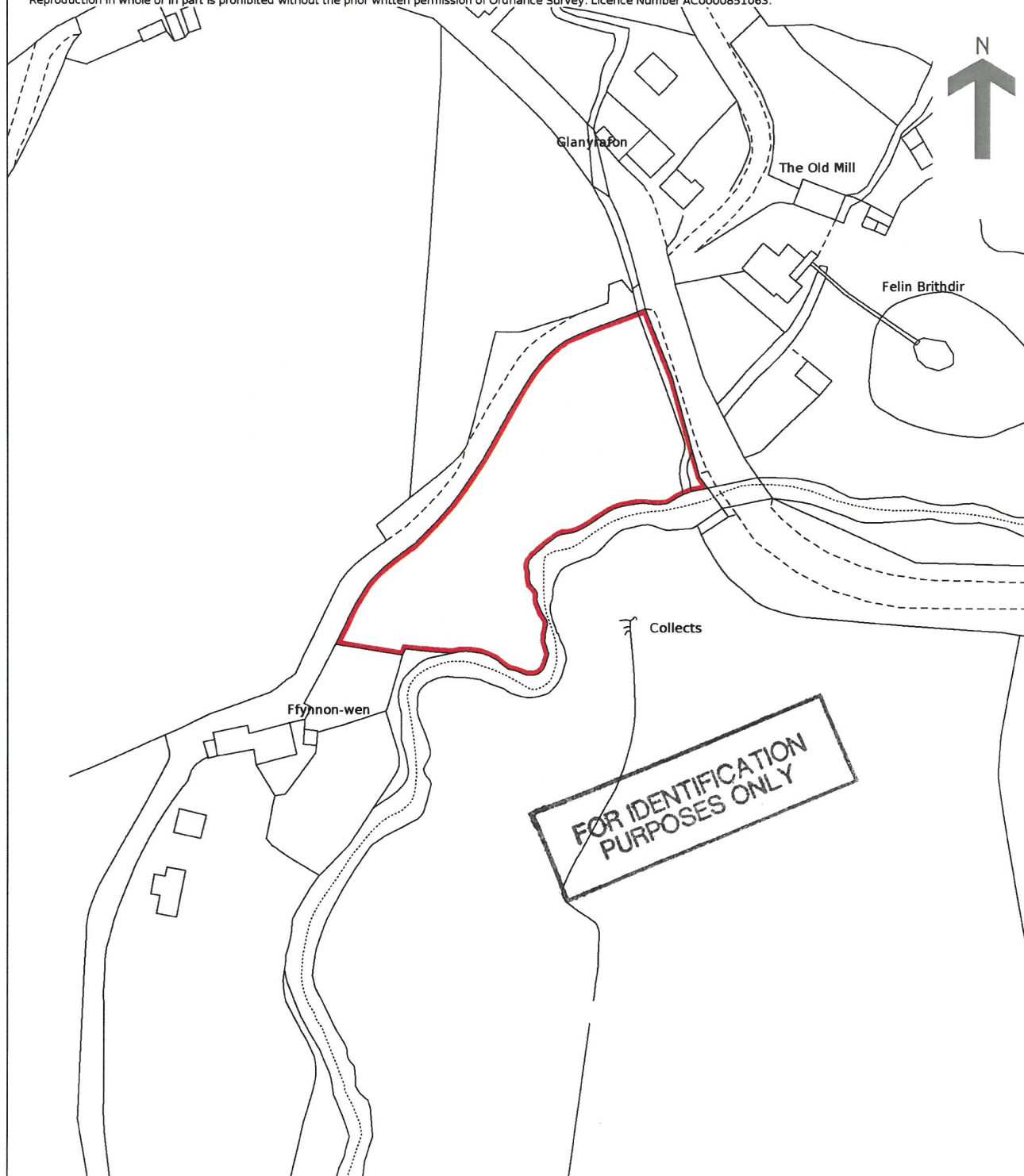
The property benefits from mains electricity and water. Private drainage.

HM Land Registry  
Official copy of  
title plan

Title number **CYM492868**  
Ordnance Survey map reference **SN3447NW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

## MATERIAL INFORMATION

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**Parking Types:** Private.

**Heating Sources:** Open Fire.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

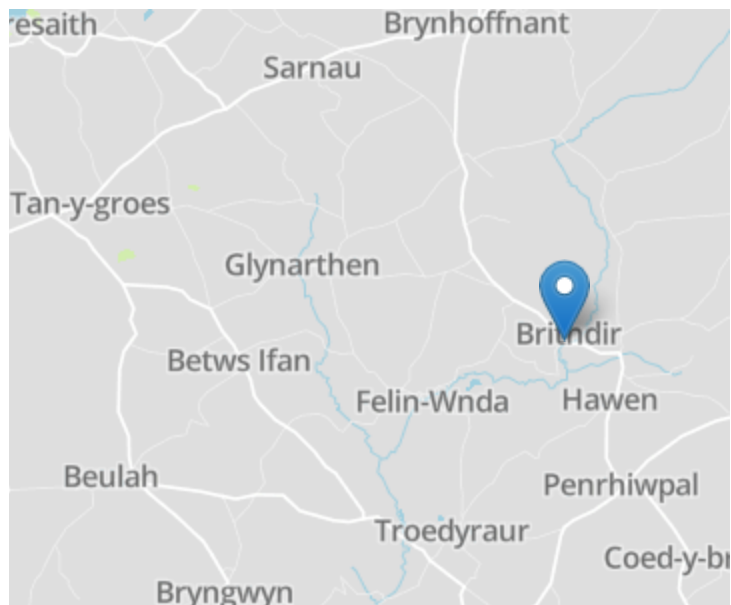
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



### Directions

Travelling south on the main A487 coast road towards Cardigan. At the village of Brynhoffnant after passing the shop and petrol filling station, turn left onto the B4334 Rhydlewis road. Follow this road for approximately 2 miles and as you drop down towards the village of Rhydlewis you will see a junction to your right hand side at the bottom of the hill, turn right here and then immediately to the left and you will find a parking area.

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>



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