

*Charming traditional 3 Bed Stone Cottage with 1 Bed Annexe. Set in 1.4 Acres of grounds. Only 20 minutes drive to the popular Georgian harbour town of Aberaeron, West Wales.*



**Rhiwlas, Penuwch, Tregaron, Ceredigion. SY25 6RA.**

**£475,000**

**Ref A/5484/ID**

**\*\*Looking for an idyllic setting, then look no further! \*\*A traditional stone Welsh cottage offering character 3 bed accommodation with a separate 1 bed annexe\*\*Set in 1.4 Acres of gardens and grounds\*\*Magnificent views towards the Cambrian mountains \*\*Charming character features throughout\*\*Tastefully decorated\*\*Delightful landscaped private garden\*\*Oil fired central heating\*\*uPVC Double Glazing\*\*Ample Off road parking\*\***

The accommodation provides Ent Porch, Lounge, Dining Room, Kitchen, Utility Room, Downstairs Bedroom, Bathroom. First Floor - 2 Double Bedrooms, W.C. Separate 1 Bed Annexe - Lounge, Kitchen, Bedroom, Bathroom.

Nicely positioned on the outskirts of the rural village community of Penuwch, set back off the B4577 road which leads from the coast at Aberarth to the popular market town of Tregaron in the foothills of the Welsh Cambrian Mountains. A 20 minute drive from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. Only a 30 minute drive to the coastal University and administrative centre of Aberystwyth and the University town of Lampeter.



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## GENERAL

Rhiwlas is believed to date back to the early 1800's before undergoing major renovation work in the 1990's while retaining a wealth of charming and character features.

The accommodation provides as follows -

## GROUND FLOOR

### Front Entrance Porch

5' 4" x 4' 1" (1.63m x 1.24m) via half glazed hardwood door.



### Character Lounge

20' 2" x 14' 3" (6.15m x 4.34m) via half-glazed door, 2 double glazed sash windows to front, woodblock flooring, raised open fireplace with hearth, exposed stone chimney breast, alcove shelving, 2 central heating radiators, TV point, exposed beams to ceiling, stairs to first floor.



### Passageway

10' 5" x 4' 3" (3.17m x 1.30m) Stone effect tiled flooring, access to loft.

### Shower Room

7' 3" x 8' 2" (2.21m x 2.49m) with a 3 piece white suite comprising with a walk-in shower unit with Triton electric shower above (a bath can be easily re-instated), dual flush W.C. pedestal wash hand basin, feature exposed stone fireplace half tiled walls, sash windows to front, stainless steel towel rail, built in cupboard.



### Downstairs Principal Bedroom 1

11' 9" x 13' 3" (3.58m x 4.04m) with dual aspect sash windows to front and side, central heating radiator.



### Dining Room

7' 4" x 13' 5" (2.24m x 4.09m) with vaulted ceiling with exposed beams, velux window, exposed stone wall, red and black quarry tile flooring, central heating radiator. 4'5" opening into -



### Kitchen

12' 5" x 9' 2" (3.78m x 2.79m) A traditional farmhouse style kitchen comprising of bespoke base and wall cupboard units with African mahogany work surfaces above. double Belfast drainer sink with mixer tap, eye level Indesit electric over and grill, 4-ring ceramic hob, under counter dishwasher, space for tall fridge freezer, red and black quarry tiled floor, 2 double glazed window to front, spotlights to ceiling. Access to -

(potential to open the ceiling to create a vaulted ceiling with Velux windows)



## Utility Room

8' 8" x 9' 7" (2.64m x 2.92m) with stable door to front, vaulted ceiling, double glazed window looking out over the Cambrian mountains, central heating radiator, Worcester oil boiler, red and black quarry tile flooring, larder cupboard.



## FIRST FLOOR

### LANDING

Accessed via dog leg staircase with velux window providing an abundance of natural light.



### W.C.

3' 8" x 4' 4" (1.12m x 1.32m) with velux window, dual flush W.C. corner wash hand basin.



### Bedroom 2

9' 4" x 14' 8" (2.84m x 4.47m) With Velux windows to both sides, window to front, central heating radiator, TV point.



### Bedroom 3

14' 6" x 8' 3" (4.42m x 2.51m) With velux windows to both sides, window to front, central heating radiator, TV point.





**Annexe / overflow accommodation**

Externally



**Living Area**

19' 9" x 16' 1" (6.02m x 4.90m) with dual aspect windows, vaulted ceiling with exposed wooden beams. Access to -



**Kitchen**

6' 3" x 6' 1" (1.91m x 1.85m) with fitted wall and base units, freestanding Beko oven and hob, Formica work surfaces, stainless steel sink and mixer tap, window to front, spotlights to ceiling.



**Bedroom**

12' 3" x 9' 2" (3.73m x 2.79m) with vaulted ceiling with exposed beams, windows to front and side, door to side, electric fire. Open attic space.



### En-Suite

5' 7" x 9' 2" (1.70m x 2.79m) Comprising of low level flush w.c., wash hand basin, walk-in wet room style shower with electric shower above.



### EXTERNALLY

#### Stable block

30' 0" x 10' 0" (9.14m x 3.05m) divided into 2 sections, of block construction with box profile roof.



### The Grounds

One of the main attractions of the property is its attractive garden and grounds, the property is set within some 1.4 acres or thereabout in all and affords several different garden areas all offering their unique features. There are extensive lawned areas with a variety of trees, shrubs, flowers, hedgerows and an orchard.

Within the grounds are - 2 Polytunnels 20" x 12" and 20" x 10" and Greenhouse.

There is also two ponds and a small stream within the grounds which attracts local wildlife and provides a lovely peaceful setting.







## **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**

**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](http://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

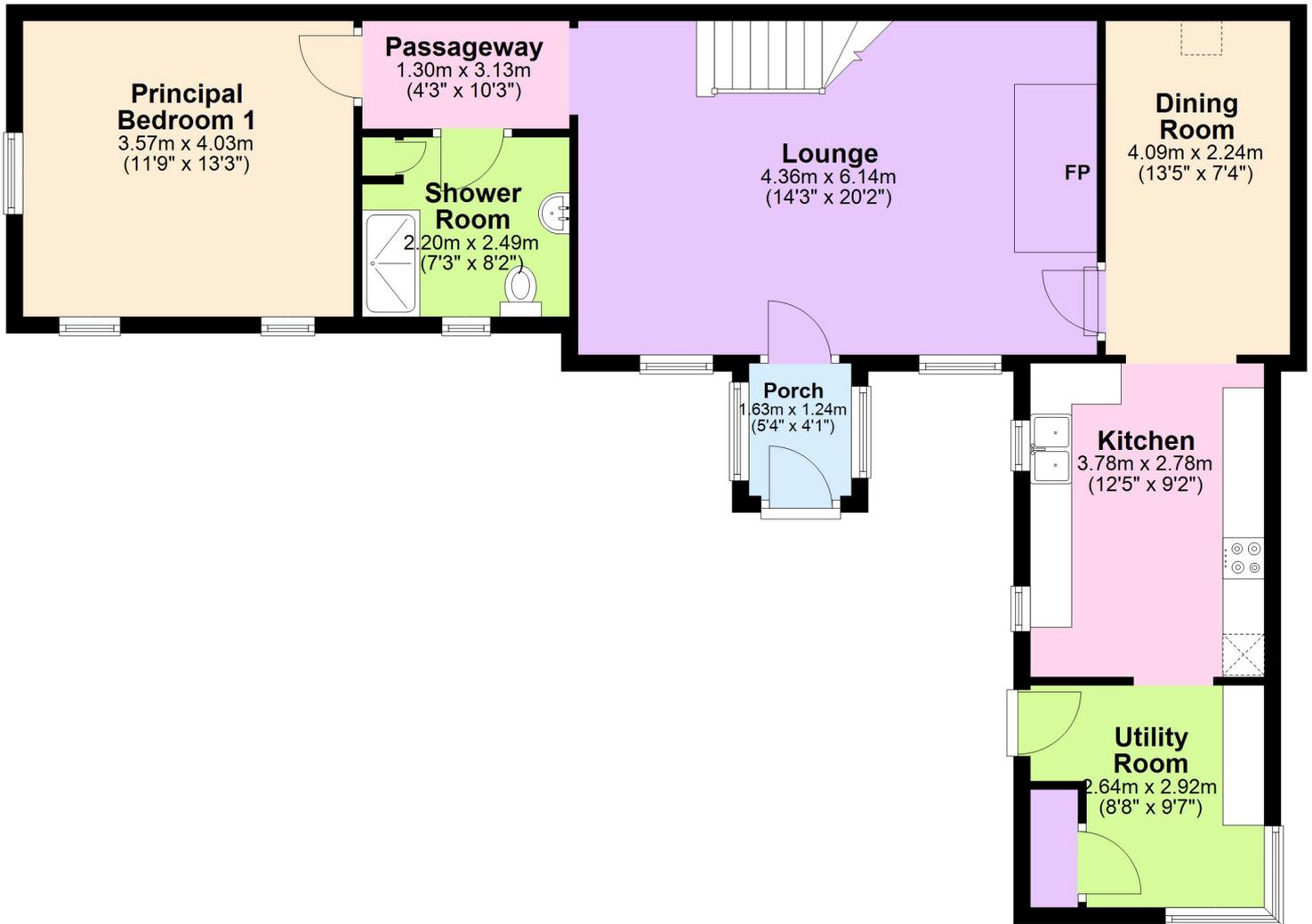
## **Services**

We are advised that the property benefits from Mains Water and Electricity. Private Drainage to Septic tank. Full fibre Broadband.

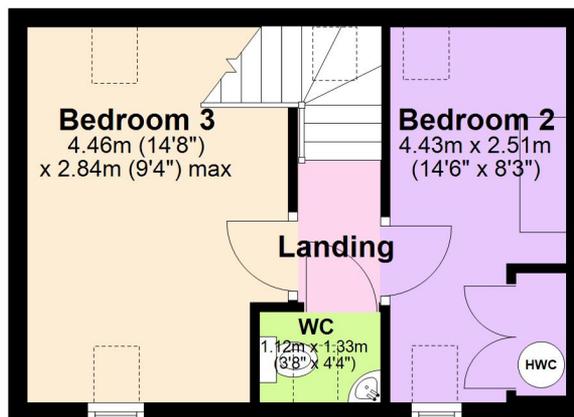
Tenure - Freehold.



## Ground Floor



## First Floor



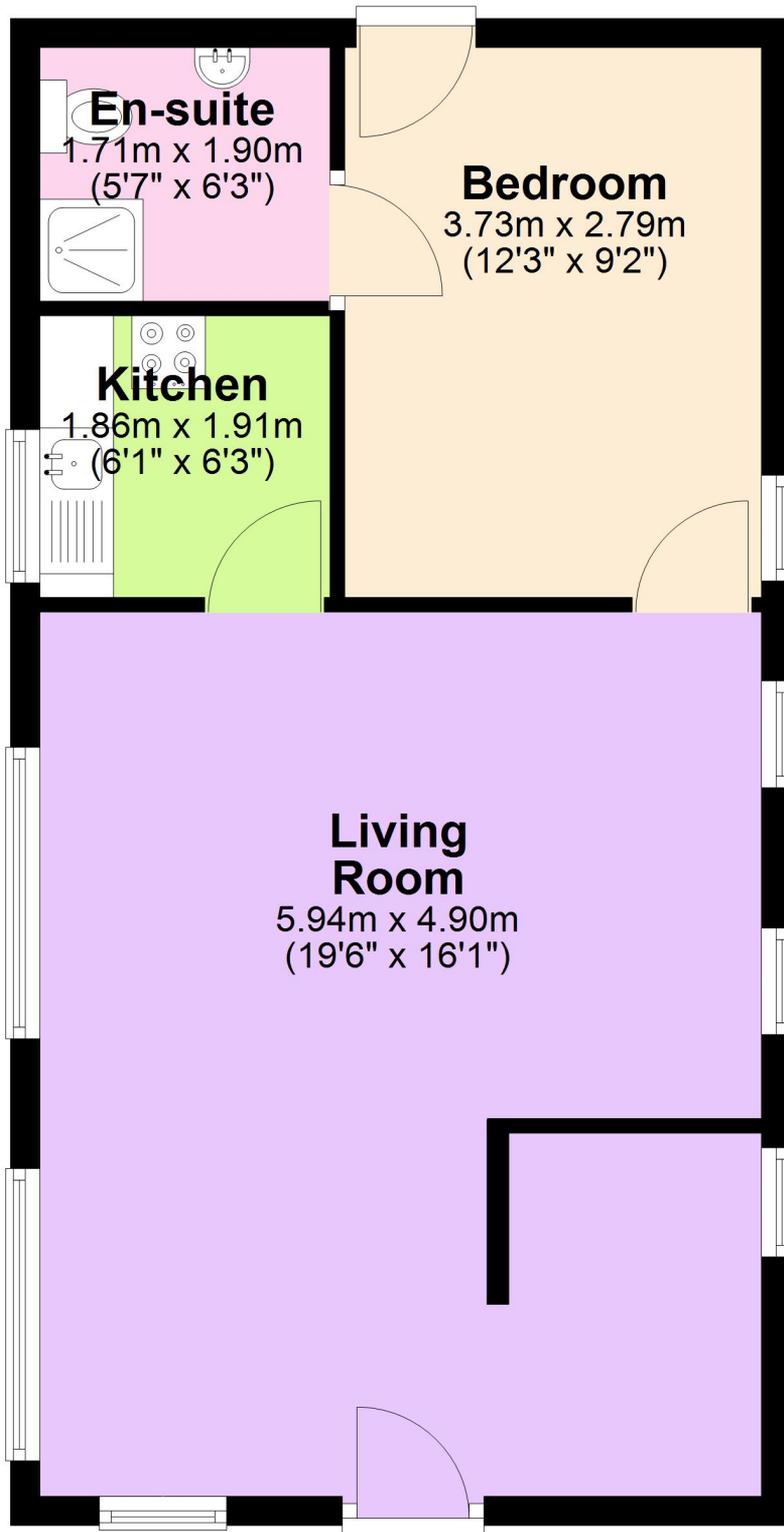
Total area: approx. 104.6 sq. metres (1126.0 sq. feet)

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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

**Rhiwlas, Penuwch, Tregaron**

# Ground Floor



Total area: approx. 45.8 sq. metres (493.1 sq. feet)

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**Rhiwlas Annexe , Penuwch, Tregaron**

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Private.

**Heating Sources:** Central. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (46)

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

**Flooding Sources:**

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

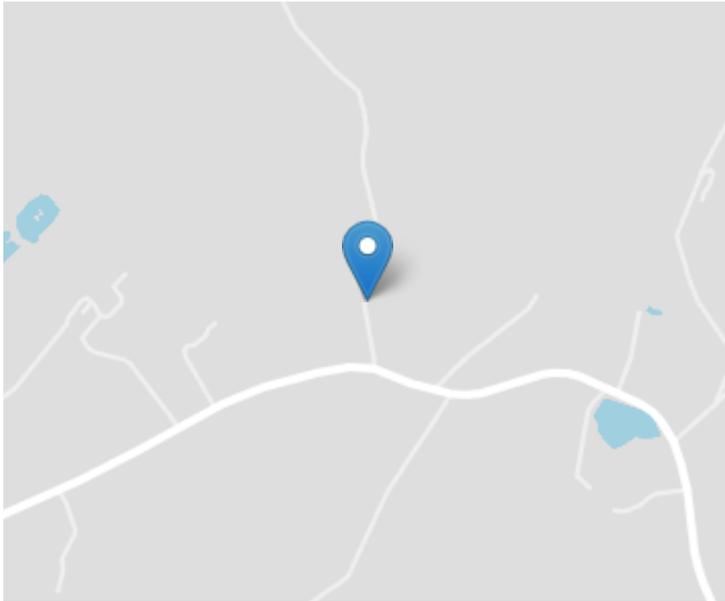
**Any risk of coastal erosion?** No

**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

From Aberaeron proceed North East on the A487 coast road towards Aberystwyth. Proceed as far as the village of Aberarth, then turn right sign posted Cross Inn. Continue on this road for 10 miles passing through Cross Inn, Pennant and Bethania, then turn left opposite a property named Glanwern. After 150 yards the property will be located on your right hand side.

what3words hiker.overlooks.memo

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</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 :

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