

Unique Opportunity ! Wonderful renovation project. 1 Bed stone detached cottage set in approximately 0.75 Acres of grounds. Rhydrosser, Near Llanrhystud - West Wales.



Penywern, Rhydrosser, Llanrhystud, Ceredigion. SY23 5EF.

£150,000

Ref R/4237/ID

****Unique opportunity to acquire a wonderful renovation project comprising of a 1 bed detached stone and slate cottage set in 0.75 Acres**Wealth of character features**In the popular hamlet of Rhydrosser Near Llanrhystud**Only 10 minutes drive from the Cardigan Bay coastline**Recently re-roofed**Detached chalet with electricity and water connected**A REAL COUNTRY GEM DESERVING OF AN EARLY VIEWING ! ****

The property comprises of - Sitting Room, Dining Room, Lean to Kitchen, First Floor - Bedroom.

The property is situated in the rural hamlet of Rhydrosser, being on the fringes of the coastal village of Llanrhystud on the A487 trunk road. Llanrhystud offers a good level of local facilities including a renowned primary school, petrol station, mini supermarket, post office, village shop, florist, public house, places of worship, beach and access to the All Wales coastal path as well as a golf course. There is excellent public transport connectivity within the village. Only 9 miles north of the Georgian Harbour town of Aberaeron and 9 miles south of the University and Administrative Centre of Aberystwyth.



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GROUND FLOOR

Lounge

11' 2" x 16' 10" (3.40m x 5.13m) via hardwood door, red and black quarry tiled flooring, window to front and rear, multi fuel stove on a raised hearth, exposed stone walls, exposed beams. Door into -



Dining Room

15' 0" x 6' 9" (4.57m x 2.06m) with window to front, exposed stone walls, beams to ceiling.



Lean to Kitchen

8' 6" x 13' 9" (2.59m x 4.19m) originally the kitchen of asbestos construction with a low level flush w.c. and water heater.



FIRST FLOOR

Bedroom

14' 8" x 18' 1" (4.47m x 5.51m) with 2 velux windows to rear and 2 velux windows to front, exposed A frame beams.





EXTERNALLY

Detached Chalet

8' 11" x 12' 0" (2.72m x 3.66m) of timber construction with 5 windows, electricity and water connected with stainless steel drainer sink, gas cooker and fridge freezer, mezzanine storage space and double bed.



The Grounds

The property is set within approximately 0.75 of an acre of grounds, mostly laid to woodland and enjoying a lovely rural

aspect.

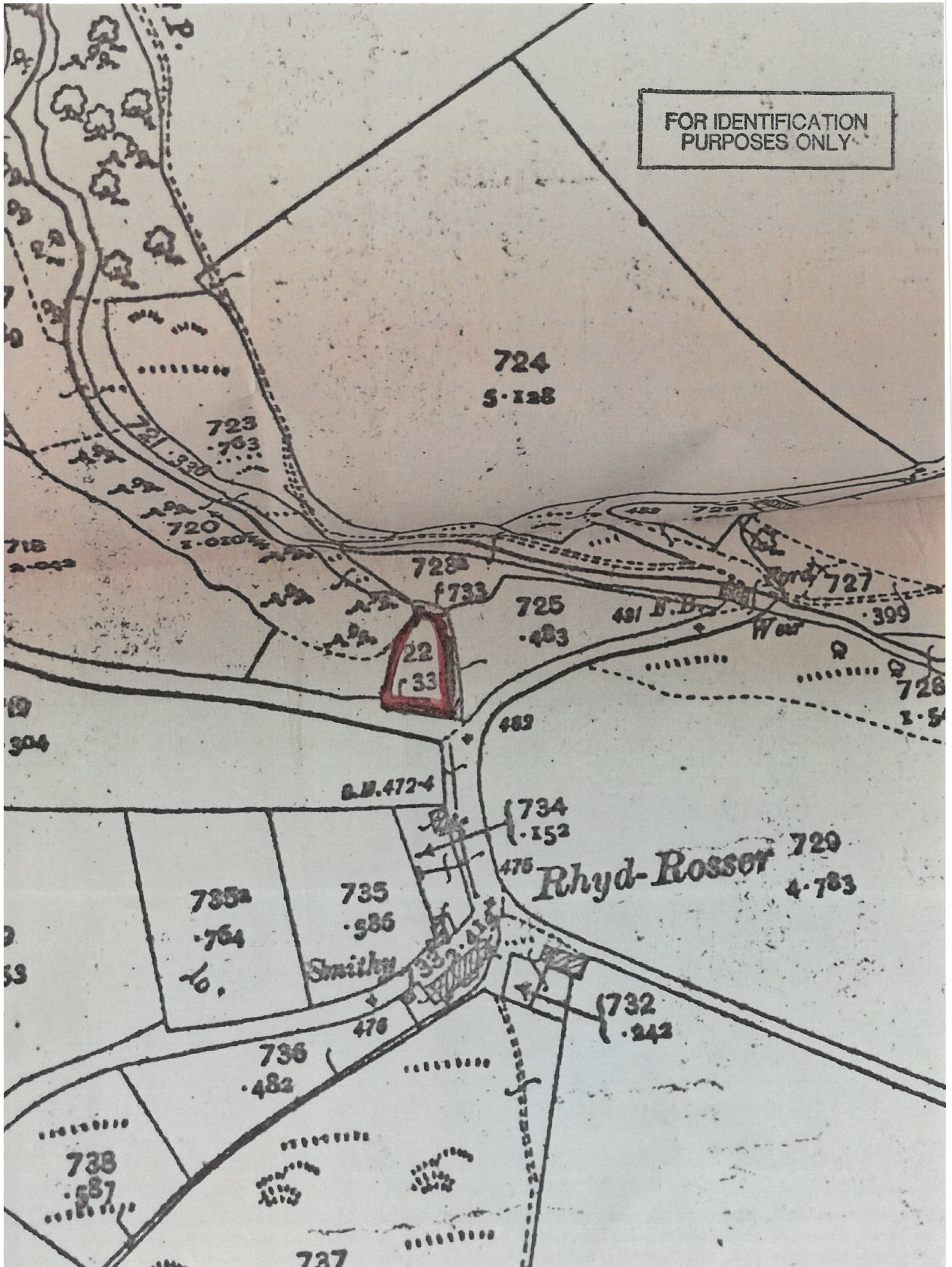


Services

We are advised that the property benefits from mains water and electricity. Drainage to septic tank. (not connected).

Council Tax Band A. (Ceredigion county council).


FOR IDENTIFICATION
PURPOSES ONLY





Directions

On leaving Llanrhystud heading south along the B4337, proceed for approximately 1 mile passing Penrhos Golf Club on your left hand side, continue up the hill passing a chapel on the right, continue for another 500 yards, taking the 1st left hand exit opposite the brown brick bungalow, proceed along this C Class road taking the 1st left hand exit near a converted primary school and continue along this road for approx half a mile. As you get to a junction the property can be found as the last property on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		20	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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

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