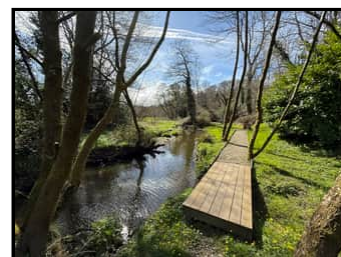


*A most attractive Romany Wagon and separate Chalet. Set in idyllic West Wales countryside.  
Rhydlewis Near Llangrannog.*



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

**£115,000 Guide Price**

**Ref R/4595/ID**

**\*\*TO BE SOLD BY ON-LINE AUCTION \*\*AUCTION GUIDE PRICE: £115,000.** This Auction will be held by our Joint Auctioneers, Auction House Wales,  
[www.auctionhouse.co.uk/southwales](http://www.auctionhouse.co.uk/southwales) **\*\*\*Bidding will open at 12 Noon on Monday 19th of May 2025 and will run until 12 Noon 21st of May 2025\*\***

**\*\*Unique opportunity to acquire a romantic Romany Gypsy Wagon\*\*Separate 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 Brynhofnant 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 popular 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.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
[lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
[aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)



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

## GUIDE PRICE

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the Vendor and the Auctioneer is the minimum amount at which the Vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

## AUCTION GUIDANCE

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see Auction House Guide <https://www.auctionhouse.co.uk/guide>

## REGISTER TO BID AND LEGAL PACK

We ADVISE ALL Parties to contact/visit <https://www.auctionhouse.co.uk/wales> to register to bid and to also download the Legal Pack once available

## 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.

### 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

### Services

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

## 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

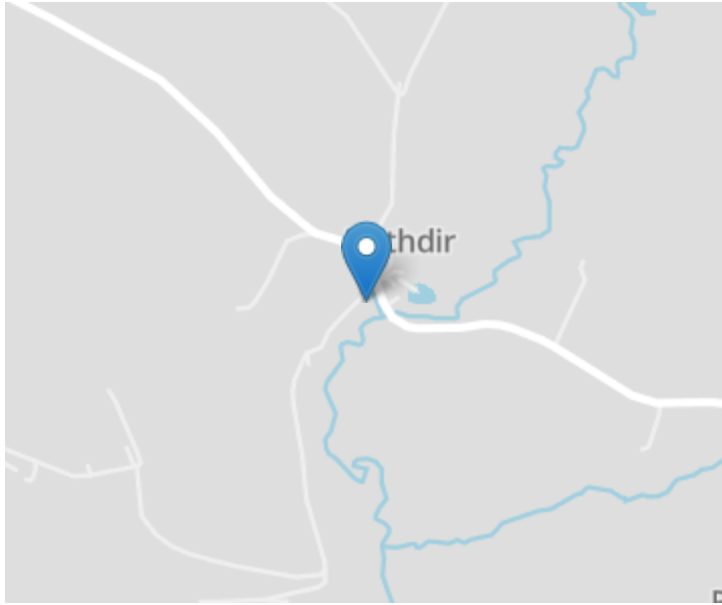
**Any risk of coastal erosion?** No

**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 Brynhooffnant 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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