

*Pleasant rural position. A renovated and extended 3 bedroomed country cottage set in its own lovely grounds. Rhydcymerau, near Brechfa Forest, West Wales*



**Troedyrhiw, Rhydcymerau, Llandeilo, Carmarthenshire. SA19 7PT.**

**£410,000**

**REF: R/4429/LD**

\*\*\* Fine rural position \*\*\* A renovated and extended country cottage \*\*\* Beautifully presented - Being modern and stylish yet retaining many of its original character features \*\*\* 3 bedroomed, 2 bathroomed accommodation \*\*\* Oil fired central heating, UPVC double glazing and good Broadband connectivity

\*\*\* Detached garage with roller shutter door - 24' x 24' \*\*\* Landscaped gardens with hot tub and gazebo \*\*\* Established vegetable garden \*\*\* Level lawned areas and various outdoor seating areas \*\*\* Gated gravelled driveway with ample parking and turning space

\*\*\* Magnificent views to the front over the surrounding countryside and the Brechfa Forest \*\*\* A country cottage being beautifully refurbished to a high standard \*\*\* Modern yet full of character \*\*\* Contact us today to view



**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

## LOCATION

Well situated in an area convenient to Llanllwni Mountains and the Brechfa Forest, on the outskirts of the Village of Rhydcymerau, some 2 miles distant from the larger Market Town of Llanbydder which provides for a good range of local facilities including Primary School, Doctors Surgery, Shops, Post Office, Chemist, Public Houses, etc., some 7 miles distant from the University Town of Lampeter and also within convenient travelling distance to the larger Retail and Administrative Centre of Carmarthen, to the South, with National M4 Motorway and Rail Network connections.

## GENERAL DESCRIPTION

A delightful renovated and extended country cottage offering a modern yet traditional 3 bedroomed, 2 bathroomed accommodation. The property has been completed to a high standard with oak doors, oak window sills and a high end kitchen and bathroom. The property enjoys the benefit of oil fired central heating and double glazing.

Externally it enjoys a generous plot on the edge of the Village of Rhydcymerau. The property is accessed via a gated gravelled driveway with ample parking that leads onto the main property and its useful detached garage that leads onto the landscaped tiered garden with stone walls and steps leading onto a terraced lawned area with various shrubbery and plants with a hot tub and gazebo and Dog kennels.

In all the property enjoys magnificent views over the surrounding countryside and Brechfa Forest and viewings are highly recommended.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### FRONT PORCH

Leading to

## DINING ROOM

15' 1" x 13' 9" (4.60m x 4.19m). With an impressive open brick fireplace housing a cast iron multi fuel stove on a slate hearth, oak staircase to the first floor accommodation, Karndean wood effect flooring, oak beams, oak window sills, spot lighting.



## LIVING ROOM

15' 2" x 13' 9" (4.62m x 4.19m). With an impressive open fireplace with a slate hearth and surround and housing a cast iron multi fuel stove with an oak mantelpiece, Karndean flooring, oak window sills and beams, spot lighting.





**LIVING ROOM (SECOND IMAGE)****KITCHEN (THIRD IMAGE)****KITCHEN**

19' 5" x 14' 0" (5.92m x 4.27m). A stunning Shaker style fitted kitchen with a range of wall and floor units with central island and granite worktops over, Belfast sink with mixer tap, Range Master gas/electric cooker stove with hob over and extractor hood, integrated dishwasher, fridge/freezer and separate under counter freezer, tiled flooring, French doors to the garden area, spot lighting, radiator.

**KITCHEN (SECOND IMAGE)****UTILITY ROOM**

12' 5" x 7' 5" (3.78m x 2.26m). With fitted Shaker units with double Belfast sink with mixer taps, tiled flooring, spot lighting, UPVC rear entrance door.

**SHOWER ROOM**

A stylish suite with a corner shower cubicle, low level flush w.c., double door vanity unit with a Travertine circular bowl and mixer tap, chrome heated towel rail.





## FIRST FLOOR

### LANDING

With airing cupboard housing the hot water cylinder and immersion, separate linen cupboard with hardwood shelving.



### FAMILY BATHROOM

14' 5" x 8' 9" (4.39m x 2.67m). An impressive suite with a free standing bath with an upright mixer tap and shower attachment, large dresser style vanity unit with granite circular bowl and mixer taps, shaver light and point, in-built shower cubicle, chrome heated towel rail, spot lighting, large Velux roof window, multi colour skirting board lighting.



## BATHROOM (SECOND IMAGE)

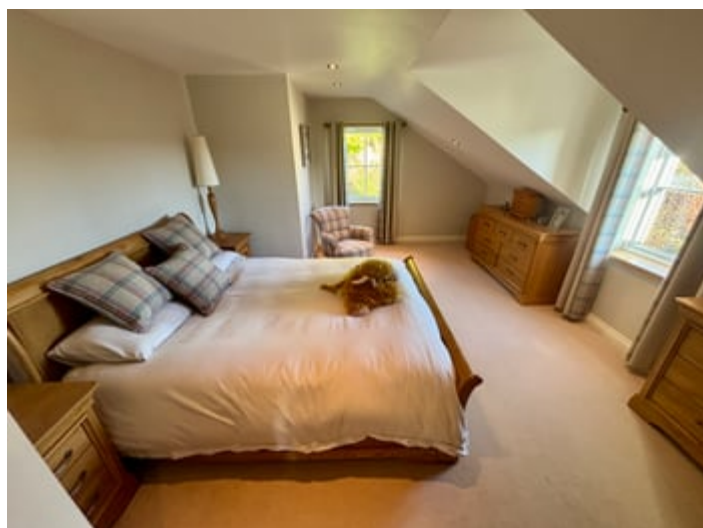


### REAR BEDROOM 1

19' 6" x 7' 3" (5.94m x 2.21m). With double aspect windows, spot lighting.



### BEDROOM 1 (SECOND IMAGE)



### FRONT BEDROOM 3

14' 0" x 8' 2" (4.27m x 2.49m). With radiator enjoying fine views to the front over the Brechfa Forest.





## FRONT BEDROOM 2

13' 9" x 11' 2" (4.19m x 3.40m). With radiator, large walk-in built-in cupboard, enjoying fine views over the Brechfa Forest.



## EXTERNALLY

### DETACHED GARAGE

24' 0" x 24' 0" (7.32m x 7.32m). With roller shutter door, side service door, Fixtures and Fittings not Included



### HOT TUB AND GAZEBO



### GARDEN



A landscaped stone walled tiered garden area enjoying multi level lawned areas with various ornamental shrubs and trees, being private and not overlooked, and providing fantastic outdoor space.

### GARDEN (SECOND IMAGE)





## GARDEN (THIRD IMAGE)



## VEGETABLE GARDEN



With a range of raised beds.

## PARKING AND DRIVEWAY

A gated gravelled driveway with ample parking space.

## ADDITIONAL GARDEN AREA

With separate gated access point which provides a right of way access to the neighbouring land.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## SIDE ELEVATION



## PLANNING PERMISSION

Planning Permission is granted for an Orangery.

## AGENT'S COMMENTS

A delightful well positioned country cottage offering great potential in a stunning rural location.

## **TENURE AND POSSESSION**

We are informed the property is of Freehold Tenure and will be vacant on completion.

## **COUNCIL TAX**

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'E'.

## **MONEY LAUNDERING REGULATIONS**

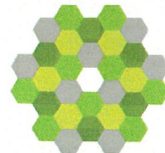
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

## **Services**

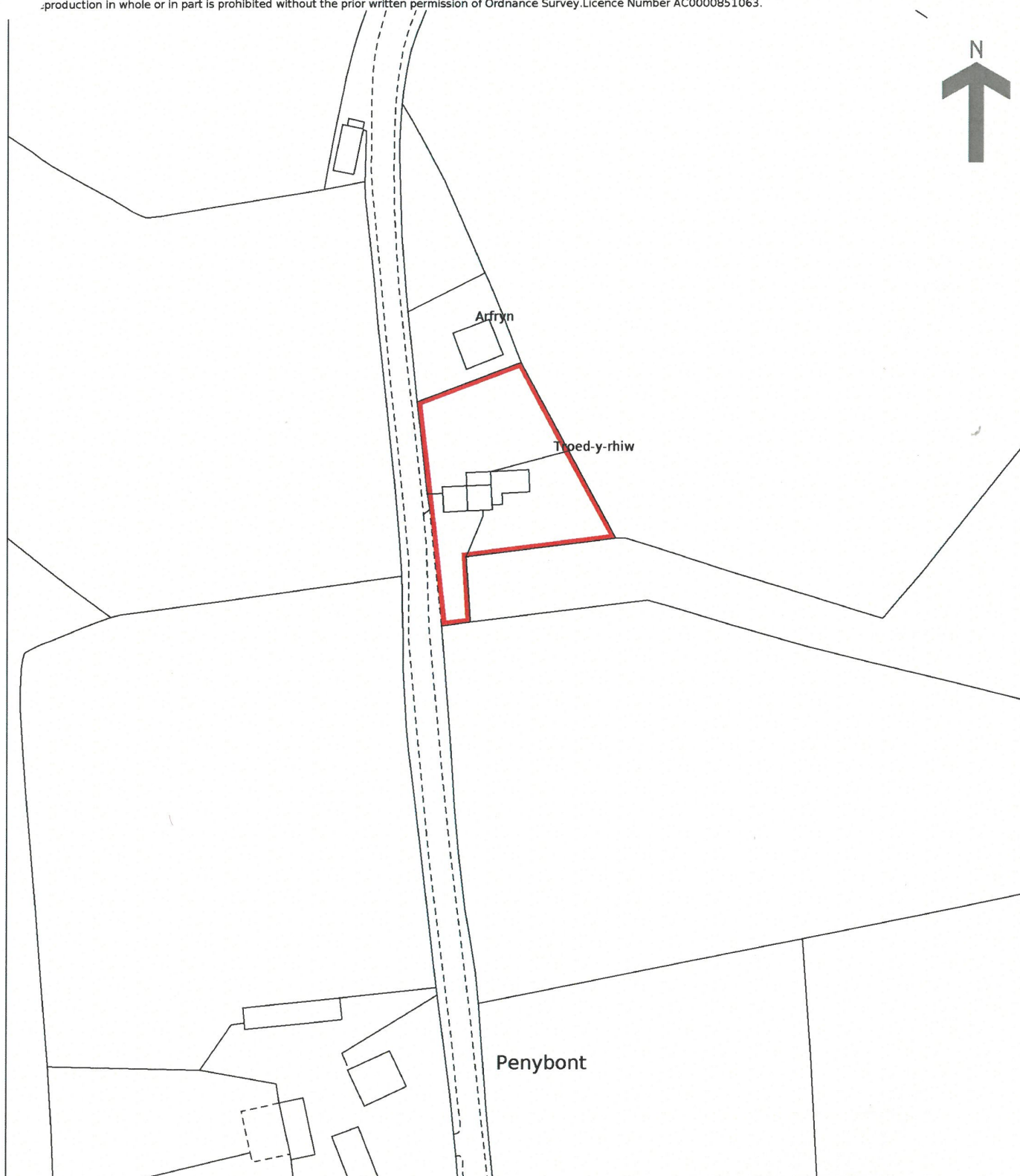
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry  
Official copy of  
title plan

Title number **CYM503147**  
Ordnance Survey map reference **SN5739SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



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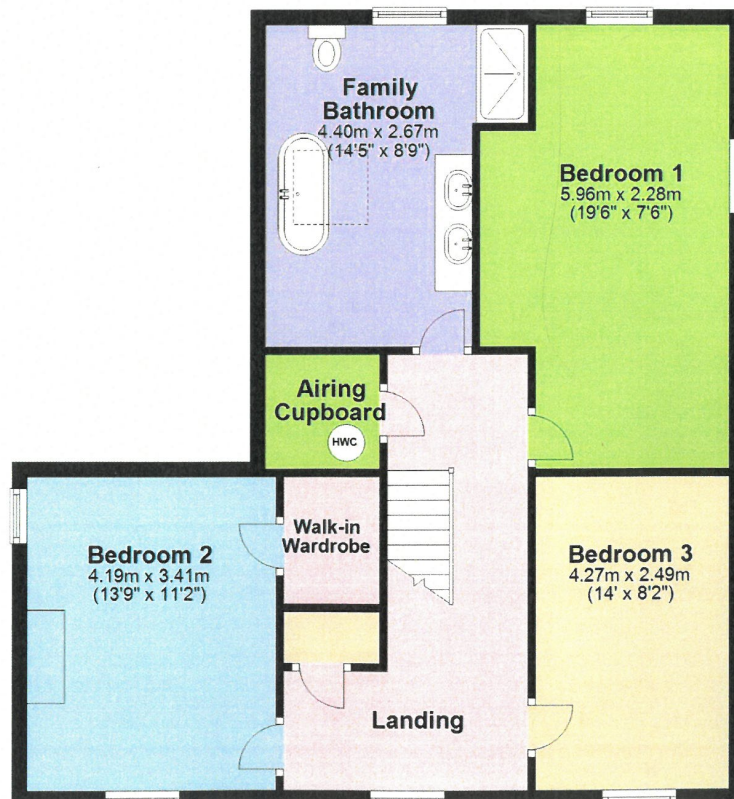




## Ground Floor



## First Floor



Total area: approx. 160.2 sq. metres (1724.2 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.

**Troedyrhiw, Rhydcymerau, Llandeilo**

**Council Tax:** Band E

N/A

**Parking Types:** Driveway.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (67)

**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

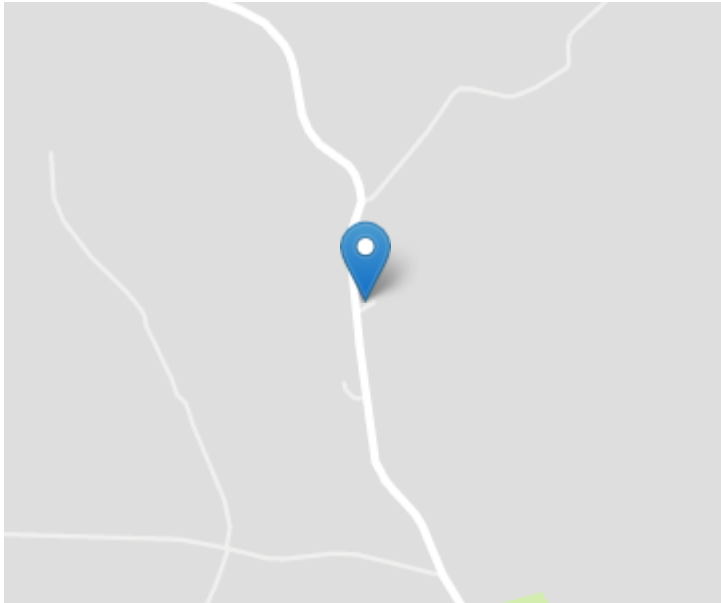
**Any easements, servitudes, or wayleaves?** No

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

**Construction Type**

Traditional





## Directions


The property is best approached by taking the A485 road from Lampeter to Llanybydder. On reaching the main square opposite Nisa Convenience Store turn left onto the B4337 road. Continue on this road for a further 3 miles. On entering the Village of Rhydcymerau the property will be located on your left hand side as identified by the Agents 'For Sale' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

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

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



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