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RICS



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Immaculately presented, highly productive 8 acre coastal smallholding. Rhydlewis, Llandysul. 5 Miles coast.



Parc Carnedd, Rhydlewis, Llandysul, Ceredigion. SA44 5QR.

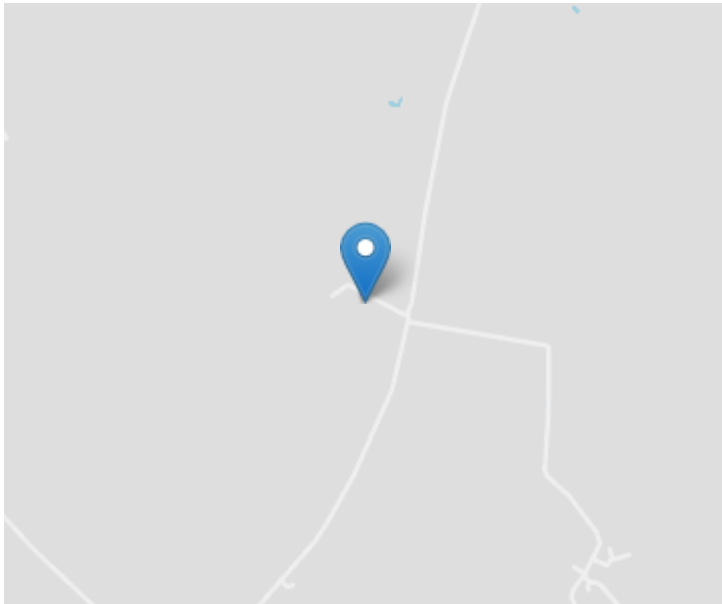
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£595,000

**** A highly desirable 8 acre smallholding ** Deceptively large 3 bedroom detached bungalow ** Immaculately maintained garden and grounds ** Highly productive level paddocks ** Perfect property for those looking to be self sufficient ** A range of useful outbuildings ** Only 5 miles to the coast ** Double glazing ** Oil fired central heating ** Private and peaceful location ** Ample parking ****

The property comprises of - Reception hall, front sitting room, kitchen / dining room, utility room, 3 double bedrooms, bathroom and cloak room.

The property is situated on the edge of the rural village of Rhydlewis within a bustling rural community with active community hall, nearby to Brynhoffnant with its award winning village shop and petrol station, public houses and community primary school. The larger town of Cardigan is some 20 minutes drive to the south with its supermarkets, 6th form college, comprehensive school, leisure facilities, community hospital and traditional high street offerings.



The Bungalow

Reception Hall



14' 7" x 14' 2" (4.45m x 4.32m) via glazed uPVC door, tiled flooring, central heating radiator, large double glazed window to front, dado rail, broadband point, double doors into -

Front Sitting Room



28' 5" x 12' 0" (8.66m x 3.66m) with open fireplace housing a wood burning stove, oak mantel above, double aspect windows to front and side with venetian blinds, 2 central heating radiators, TV point, door into -

Rear Kitchen / Dining room



area has space for a six seater dining table, down lighters, tongue and groove panelling to half wall, central heating radiator, glazed uPVC door to -

22' 2" x 12' 0" (6.76m x 3.66m) with a range of cream base and wall cupboard unit with Formica working surfaces above, breakfast bar, NEFF single oven with four ring gas hob above, extractor hood, tiled splashback, stainless steel drainer sink, spotlights to ceiling, space for fridge freezer. The dining

Utility Room / Boot Room



12' 3" x 7' 6" (3.73m x 2.29m) with plumbing for automatic washing machine and dishwasher, central heating radiator, GRANT oil fired combi boiler, tiled flooring, double glazed window to rear, glazed exterior door.

Double Bedroom 1

9' 7" x 10' 0" (2.92m x 3.05m) double glazed window to rear, central heating radiator, laminate flooring.



Double Bedroom 2

12' 0" x 9' 1" (3.66m x 2.77m) double glazed window to front, central heating radiator.



Principal Bedroom 3

12' 2" x 15' 1" (3.71m x 4.60m) large double glazed window to rear, central heating radiator, laminate flooring.



Modern Bathroom

8' 8" x 6' 5" (2.64m x 1.96m) a modern white suite comprising of a 'P' shaped panelled bath with mains power shower above, low level flush WC, pedestal wash hand basin, luminous mirror unit, spotlights to ceiling, half tiled walls, tiled floors, stainless steel heated towel rail.



Cloakroom

1' 4" x 9' 0" (0.41m x 2.74m) with dual flush WC, pedestal wash hand basin, tiled floor, frosted window to rear, luminous mirror unit, central heating radiator.

Externally

Garden and Grounds

A large attraction of this property is its immaculately presented garden grounds. The property is set in approximately 8 acres of level land. The land has been split as follows -

Rear Garden

A south facing rear garden, mostly laid to lawn benefitting from raised flower beds with mature, flowers and shrubs. Large 20' x 8' glasshouse. Patio area laid to slabs and gold chippings.





Summerhouse

13' 0" x 16' 1" (3.96m x 4.90m) externally accessed, glazed unit with concrete slabs to floor, sliding doors, front and rear.



Range of Outbuildings

Single Garage

22' 0" x 10' 0" (6.71m x 3.05m) double doors to front, power connected, concrete flooring, 2 windows to side, side hardwood door.



Store Room / Tack Room

9' 8" x 9' 5" (2.95m x 2.87m) With power connected.

Workshop

9' 0" x 16' 2" (2.74m x 4.93m) stable door to front, power connected.

Former Stable Block

Stable 1 - 12' 5" x 12' 3" (3.78m x 3.73m)

Stable 2 - 12' 5" x 12' 0" (3.78m x 3.66m)

Stable 3 - 15' 0" x 12' 0" (4.57m x 3.66m) all with stable doors to front, concrete flooring and power connected.



Timber Barns

Barn 1 - 13' 6" x 20' 5" (4.11m x 6.22m)

Barn 2 - 13' 7" x 20' 5" (4.14m x 6.22m) - Both being of timber structure with corrugated iron panels, power connected.

The Land

The land is split into 6 productive level paddocks which has been stock proof fenced recently.

For those of self-sufficiency in mind, the property benefits from 13 raised vegetable beds and a large vegetable plot with a 40' x 20' recently recovered poly tunnel.

There is a orchard with apple, plum and pear trees, there is also a hazelnut tree. Five separate bird enclosures, a summer house which measures 8' x 12'





Paddocks

There are a further 6 level paddocks.





To the Front



A gravelled front drive with parking for several cars. Large area laid to lawn with many mature shrubs, flowers and trees.

Services

We are advised the property benefits from mains water, electricity. Private drainage to septic tank. Oil fired central heating.

Council tax band 'E'.




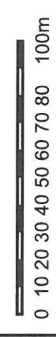
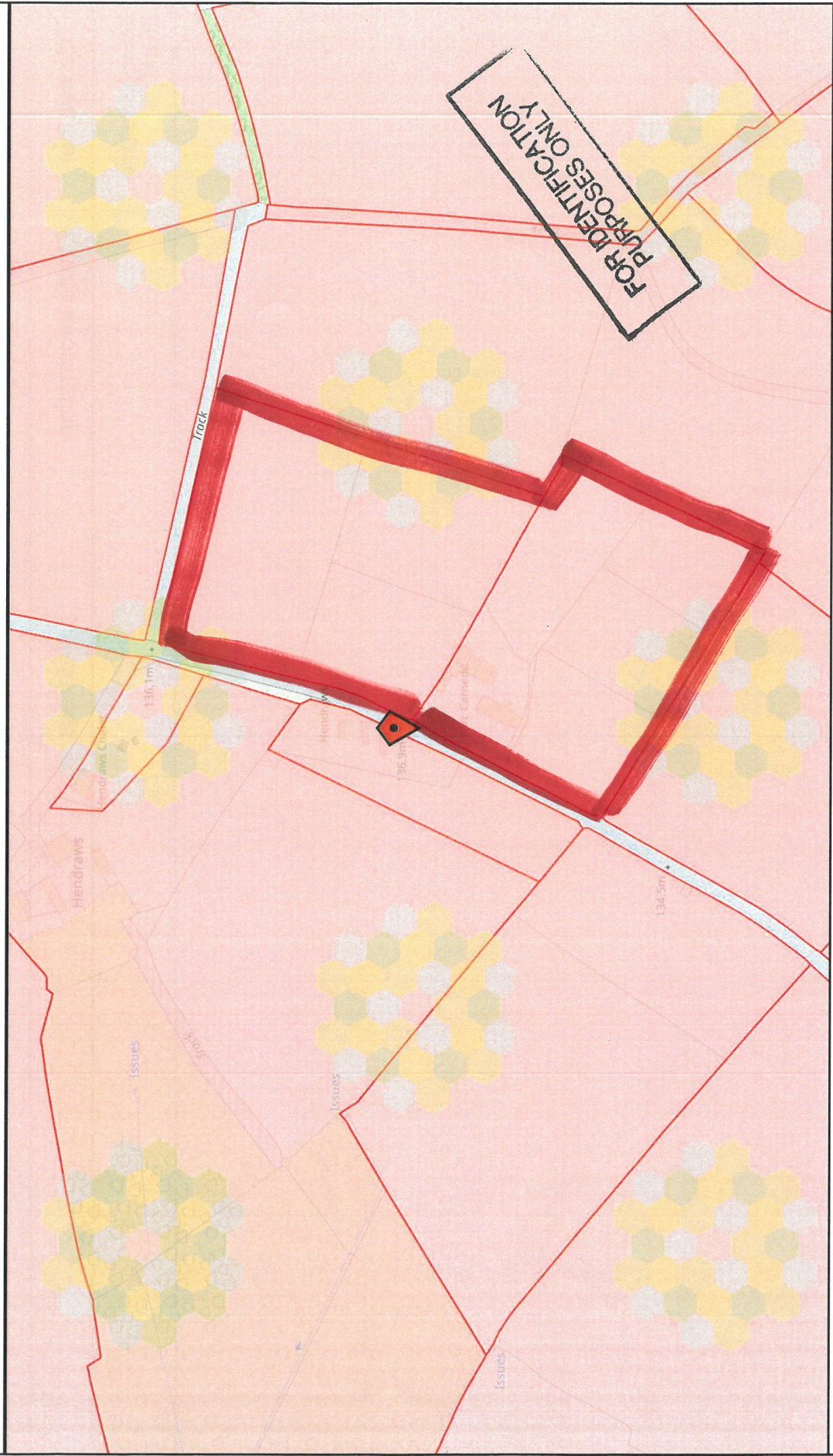
Freehold.

Directions

From Aberaeron proceed south-west on the A487 coast road as far as the village of Brynhoffnant. After passing Londis Supermarket and Filling Station on the left hand side take the next left hand turning sign posted B4334 Rhydlewiss road. As you proceed down this road, do not take the turning back to your right but carry on and take the 2nd right hand turning just before Llain on the left side. Proceed down this road, bear right at fork then take the 1st left hand turning. Proceed down this road for 1/2 a mile and you will see entrance to the property on the left hand side.

What3words - ///feuds.stitching.workbook

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

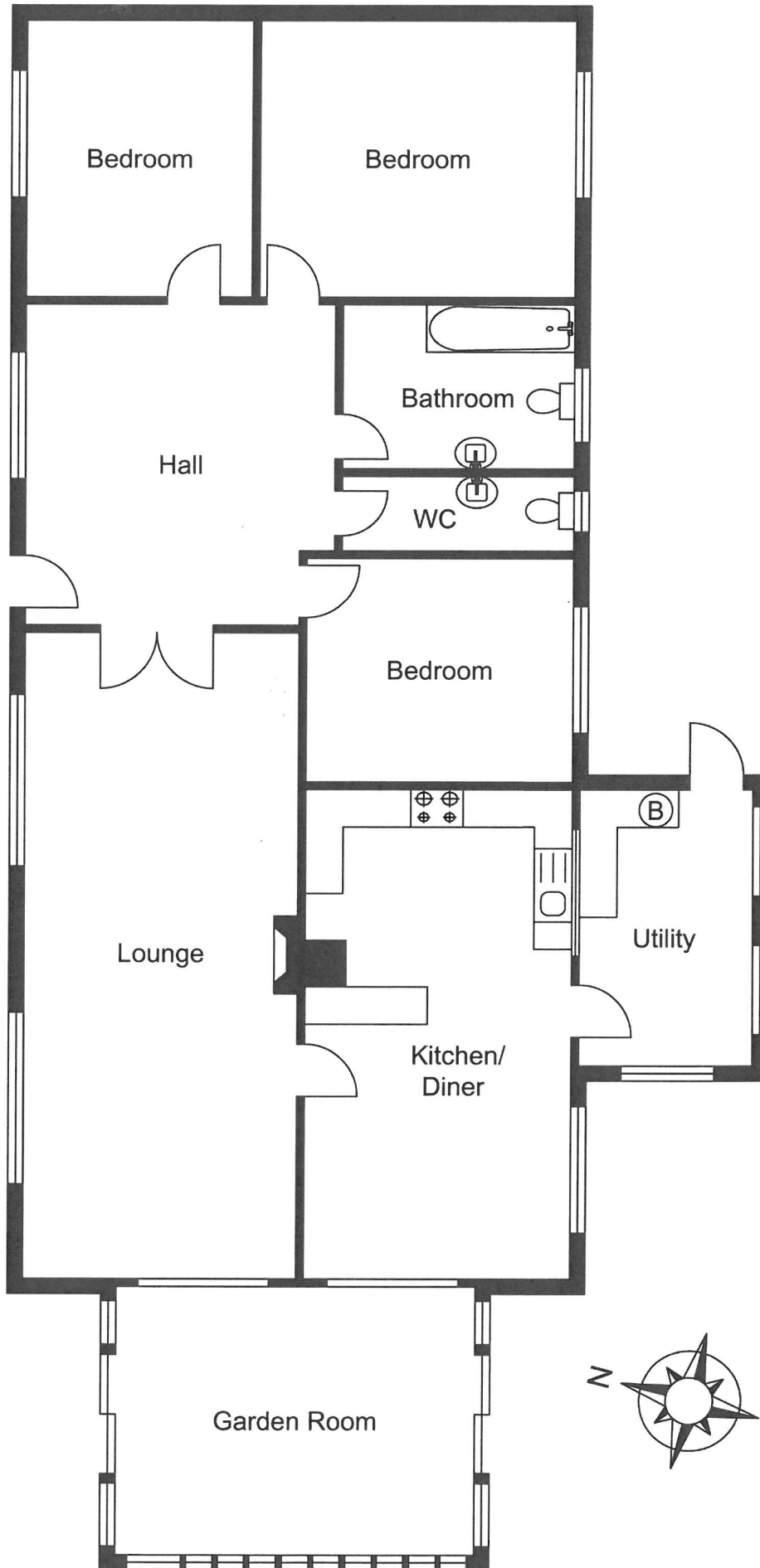


Map scale 1:2500

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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