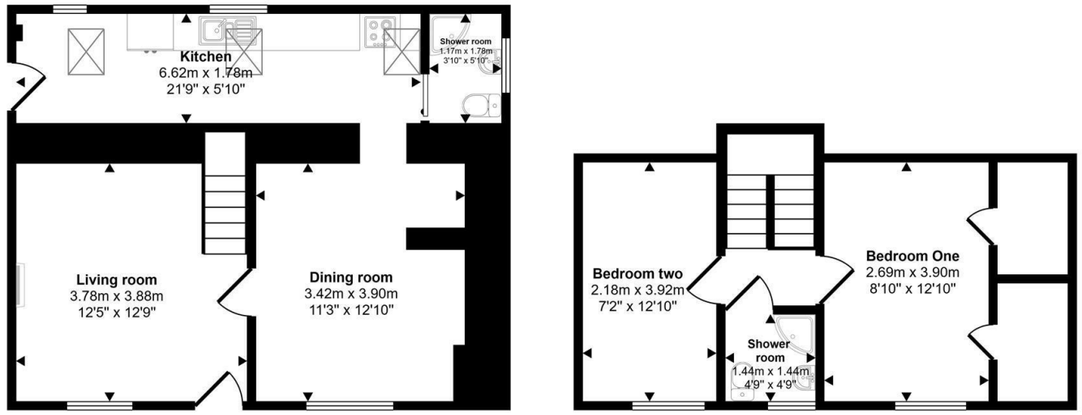
Approx Gross Internal Area
82 sq m / 882 sq ft



Ground Floor
Approx 50 sq m / 541 sq ft

First Floor
Approx 32 sq m / 341 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'D' Ceredigion County Council

ref: LW/AMS/03/26/OK_LW

FACEBOOK & TWITTER
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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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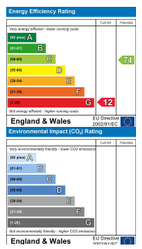
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk

Llwynderw Penrhiwllan, Llandysul, Ceredigion, SA44 5NU

- Detached Cottage
- Full of Character and Charm
- Two Reception Rooms
- Lapsed Planning (2011) - 2 Storey Extension
- Electric Heating & Log Burner
- Two Double Bedrooms
- Lawned gardens
- Renovated By Current Owners
- Double Plot
- EPC Rating: G



Offers In The Region Of £350,000

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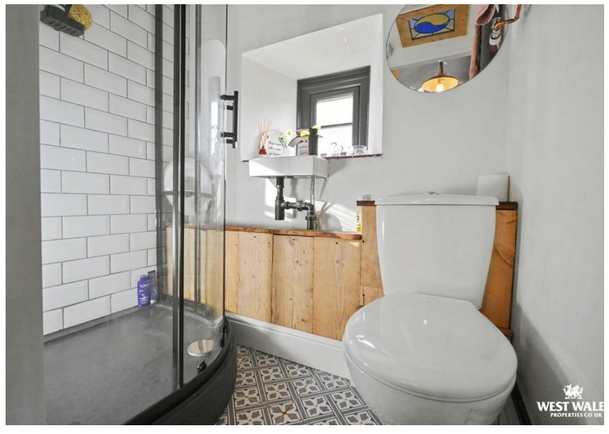
The Agent that goes the Extra Mile



A recently renovated detached character cottage situated in the rural village of Penrhiwllan, just 4.5 miles from the popular market town of Newcastle Emlyn. Full of traditional features and personality, this home offers two double bedrooms, two reception rooms, and sits within a double plot that has been thoughtfully transformed into a wonderful garden. Beautifully presented throughout this is a welcoming home suited to those who are looking to lead a more self-sufficient lifestyle or those who are already keen gardeners.

The cottage is entered directly into the living room, a cosy and inviting space featuring a charming exposed stone wall and a log-burning stove. A herringbone parquet floor adds warmth and character, with tiled flooring leading through a traditional thumb-latched door into the dining room.

The dining room is full of character, with a feature Rayburn oven, wood-panelled walls and exposed wooden beams. There is also space within the room for a double fridge and freezer. From here, an opening leads to the kitchen, where fitted units run along one wall and are complemented by decorative patterned wall tiles. The kitchen also features a classic Butler sink and provides space for a dishwasher, washing machine and tumble dryer. There is also a side entrance, offering a practical space for storing coats and shoes. Above this area is a mezzanine bed which is cosy space for reading. A sliding door from the kitchen opens into the ground floor shower room.

A staircase from the living room leads to the first floor, where there are two double bedrooms, one of which benefits from a walk-in wardrobe and an airing cupboard. Both bedrooms enjoy views overlooking the garden. The first floor also features a stylish shower room with a combination of wood-panelled and tiled walls.

Externally, the garden lies to the front and side of the property. The current owners have also acquired an adjoining plot, creating a wonderful and versatile garden space. The garden is primarily laid to lawn and enhanced by a variety of mature trees and shrubs, along with fruit trees, vegetable and flower beds. Several useful wooden sheds provide additional practical storage.

There are a number of seating areas throughout the garden, providing ideal spots to relax and enjoy the surroundings. A summer house at the top of the garden has a decked area and log-burning hot tub (available by separate negotiation) and there is an additional summer house and brick building used as a potting shed with patio to the front. There is vehicle access to the side of the property, offering the potential to create additional parking if desired. Viewing highly recommended!

The village of Penrhiwllan is located approximately 4.3 miles from Llandysul, which is situated on the edge of the River Teifi and was once a large woollen industry. The River offers great fishing opportunities and the town offers all local amenities such as; Supermarket, primary and secondary schools, vets, public houses, places of worship, local shops and boutiques, and is home to the Llandysul Paddlers Canoe Club. The area boasts naturally beautiful countryside which perfect for exploring the many walks available in the area.

DIRECTIONS

From Cardigan continue to Newcastle Emlyn and take the A475 Lampeter road. Continue through Aberbanc, until you reach the village of Penrhiwllan. The road then forks off left opposite the daffodil inn, take this turning and continue along this road for 0.4 miles and the property will be located on your right hand side. w3w.co/poetry.chuck.trick

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.