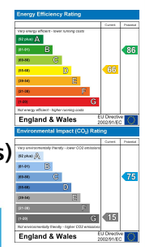
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.

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

Glascoed, Y Clwyd & Ysgubor Cottages Rhydlewis, Rhydlewis, Llandysul, Ceredigion, SA44 5SP

- **Four Bed Detached House**
- **6 Bed Semi-Detached Holiday Cottage**
- **2 Bed Semi-Detached Cottage**
- **Detached Stone Workshop**
- **Air Source Heating & Solar Panels & Oil**
- **Rural Location**
- **Situated in approx 1.1 Acres**
- **Easy Reach of Ceredigion Bay Coastline**
- **In Need of Updating**
- **Energy Ratings: D (House) E & D (Cottages)**



Offers In The Region Of £595,000

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

We Say...

An exciting and versatile opportunity to acquire a detached four-bedroom house together with two additional semi-detached cottages, set within approximately 1.21 acres of grounds. The property is set in a rural location with far-reaching views over the surrounding fields and valleys.. One cottage has been previously been used holiday accommodation and and one is for residential use providing flexibility and the opportunity for additional income. The current owners have also previously accommodated birdwatching groups, highlighting the appeal of this countryside location.

Whilst the properties would benefit from some updating, this presents a great opportunity for the next owners to put their own stamp on the accommodation and create something truly individual.

Glascoed
The main house, Glascoed, is approached via an entrance porch which leads into the kitchen. The country-style kitchen is fitted with a range of wall and base units, and provides ample space for a dining table. From here, there is access to a useful utility room, with slate tiled flooring, providing additional storage and workspace, along with a sink and a door leading to the rear of the property.
There is a living room with a feature brick fireplace and log burning stove, from here there is access to the rear hallway, featuring original tiled flooring. Completing the ground floor is a further versatile room which could be utilised as an additional reception room, or bedroom. A wooden staircase rises to the first floor, where there is a landing providing access to the four bedrooms, three of which are doubles and the family bathroom.

Having recently undergone work improving the insulation and central heating, there are some areas of bare plasterwork providing a blank canvas allowing the new owners to make the property their own. Outside, the house benefits from a lawned garden extending to the side and rear, together with parking to the front

There is also a particularly useful stone outbuilding with attractive A-frame beams, offering excellent potential as a workshop, studio or hobby space, together with an attached storage room.

Ysgubor
This cottage is for residential use and has been previously tenanted. The property is entered through a door leading into the kitchen, which is fitted with a range of matching wall and base units, together with space for an oven. From the kitchen, a hallway leads to a ground floor bedroom and bathroom. A few steps lead down to the dining area, where glazed panelled doors provide wonderful views over the surrounding countryside.

The staircase rises to the first floor, where there is a further bedroom, with a few steps leading up to an additional room with restricted head height. This area could provide useful space for a dressing area or similar use. There is also an en-suite, which requires completion. The property further benefits from an attic space, providing excellent additional storage.

Y Clwyd
The second cottage is a intended for use as a holiday let and offers excellent income potential. The property is entered directly into the dining room with space for a table and a lovely feature exposed stone wall and access to the kitchen to the right and the living room to the left. The kitchen is fitted with a range of matching wall and base units, with space for a freestanding fridge freezer and washing machine. The living room is an inviting space with a log burner at its heart and from here up a few steps is a corridor leading to the four bedrooms, one of which benefits from its own en-suite shower room. Accessed via a set of external steps to the rear of the cottage, are a further two rooms, both with ensuite shower rooms but are in need of some work.

The property is set within approximately 1.21 acres and offers a wonderful combination of gardens, parking, mature planting and open countryside views.

There is ample off-road parking to the rear of the two cottages, with impressive views extending across the surrounding fields and distant views of the Preseli Hills. To the side there is a lawned area with a variety of mature trees and shrubs, along with a pond. The gardens continue around to the front where there is further lawn, established fruit trees and a variety of mature shrubs.
The grounds provide plenty of space to enjoy the rural surroundings, with a number of areas offering potential for further landscaping or enhancement.

The property is approximately 1.9 miles to the rural village of Brynhoffnant, which is situated 11 miles North East of the market town of Cardigan and 9 miles North of Newcastle Emlyn. The village is home to a large primary school and well equipped Londis supermarket and petrol station. Many beaches are in close proximity to the village including the beautiful and secluded National Trust beach of Penbryn (2 miles away), Llangrannog (3.5 miles away), Tresaith (3.2 miles away) and the sea side resort of New Quay (10.4 miles away). Cardigan town offers further amenities including a Castle, a primary and secondary school, a further education college, major super markets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants and coffee shops and many local shops.

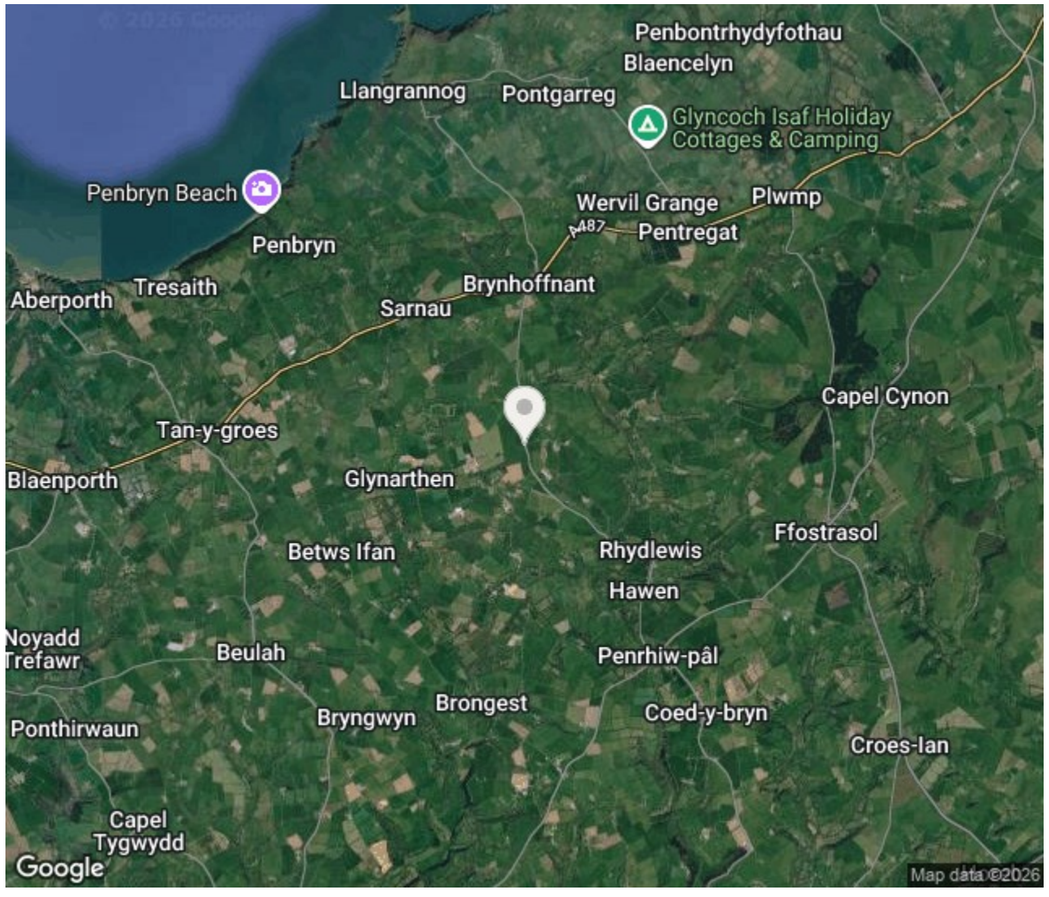
DIRECTIONS

Head out of Cardigan northwards along the A487 for about 10 miles. Turn right at the cross roads in the village of Sarnau (opposite the old church) towards Rhydlewis. Follow road all the way to the end and go straight ahead at the junction and proceed along the B4334 towards Rhydlewis. Take your second left road turning on this road. The property is the first on the left along this road (with the cottages on the right). What three words - ///rugs.applause.pampered

GENERAL INFORMATION

GENERAL INFORMATION:
VIEWING: By appointment only via the Agents.
TENURE: We are advised
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band: Glascoed House = F, Ysgubor Cottage = D Ceredigion County Council
Please Note: We are advised this property is served by private drainage and private water.

Please Note: Y Clwyd (the six bed holiday let) has a holiday restriction on it meaning it needs to be vacant from 10 Jan - 28 Feb each year. The two double rooms on the first floor are accessed via external steps. We are advised this property is served by private drainage and private water.

ref: LW/AMS/08/26/OK

LOCATION AERIAL VIEW