EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS
Established in 1895
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## Penrhiw Llanddewi Brefi, Tregaron, Ceredigion, SY25 6PE

## Guide Price £250,000

Attractive 3-bedroom semi-detached country cottage | Approx. 2.5 acres | Panoramic views over the Teifi Valley | Outskirts of popular Llanddewi Brefi | Air source heating | Solar PV panels | Excellent smallholding potential | Rural location in the foothills of the Cambrian Mountains

## Location



Llanddewi Brefi is a popular and vibrant rural village situated within the foothills of the Cambrian Mountains and surrounded by some of the most attractive countryside in this part of West Wales.
The village retains a strong sense of community and provides useful local amenities, including two public houses and a community centre, together with a friendly and active village atmosphere.
The property is also conveniently positioned for the market town of Tregaron, which provides a wider range of everyday amenities including shops, cafés, schools, medical facilities and other services. The market town of Lampeter is also readily accessible, providing further shopping, educational and leisure facilities.

## Description



An appealing country property enjoying a superb rural location, with far-reaching panoramic views across the middle reaches of the Teifi Valley, situated on the outskirts of the popular village of Llanddewi Brefi, within the foothills of the Cambrian Mountains.

This attractive semi-detached cottage offers deceptively spacious three-bedroom accommodation and benefits from air source heating and solar photovoltaic panels, providing modern and energy-efficient features whilst retaining its rural character. Above the property lies approximately 2.5 acres of land, offering a combination of amenity and agricultural appeal and providing an excellent opportunity to acquire an affordable smallholding in a highly desirable part of West Wales.

## Hallway



side door to spacious hallway, stairs to 1st floor.

## Living Room



Fireplace

## Utility/Storage room



A useful room with the solar panel equipement

## Kitchen/Dining Room



With a range of fitted units having sink unit and cooker point

## First Floor



Landing with airing cupboard

## Bedroom 1



## Bedroom 2



## Bedroom 3



## Bathroom



With a 3 piece suite comprising of bath, wash basin and toilet

## Externally



The property is approached over a private driveway, this will not be shared with the adjoining property.

## The Land



On the opposite side of the council lane are three fields with a stone walled boundary and access form the junction further up the road just on the junction to the Farmers road.
The gently sloping fields with extensive roadside frontage and ideal for those with ponies, livestock or wishing for some land with great views to relax and enjoy the surrounding scenery.

## Council Tax

Band C = amount payable 2026/27 £2104 (source mycounciltax.org)

## Services

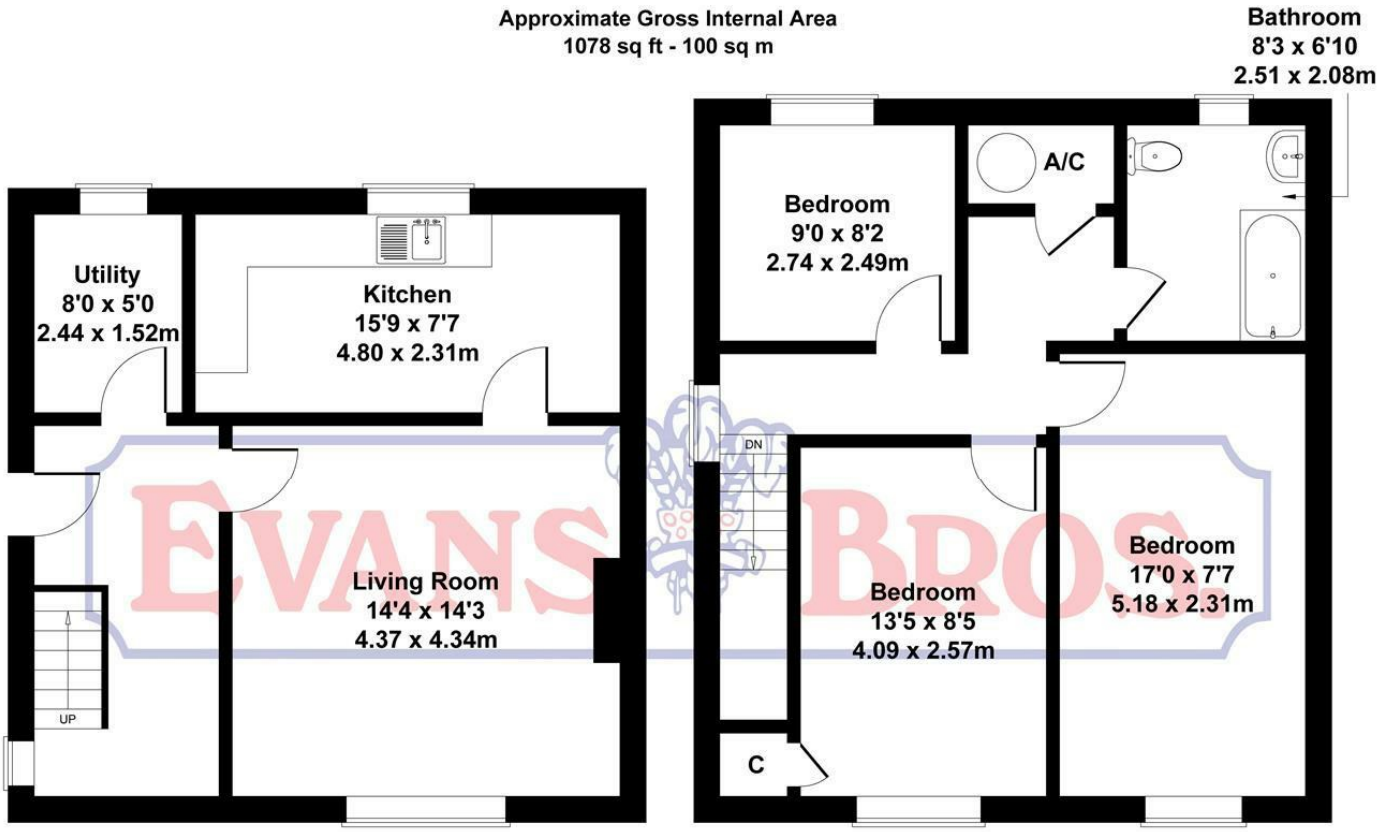
The property is connected to a private water supply via a spring that is shared with the adjoining property.
Mains electricity with Solar PV Panels and an air source heating system.
Private drainage shared with the adjoining property.

## Directions

What3words: encroach.broom.kitchens.
From Llanddewi Brefi take the mountain road passing the community centre and playing field on your left hand side continue to the top of the hill and the house can be found on the right hand side as identified by the agents board.

# Penrhiw Llanddewi Brefi

Approximate Gross Internal Area
1078 sq ft - 100 sq m

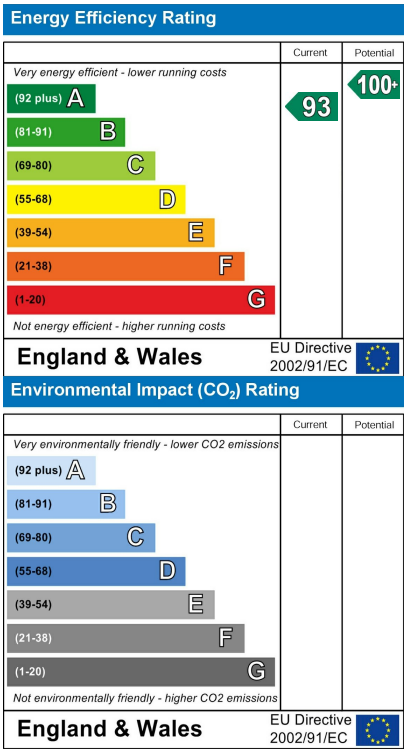



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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