



## The Smallholding Centre

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SA43 1HJ

3 Bed Detached House

£325,000



## Glancollen, Rhydlewis Llandysul, SA44 5PE

A very attractive 3 bed detached Country House located on the edge of Rhydlewis village, itself about a 10 / 15 minute drive into the bustling little market town of Newcastle Emlyn. In the house there is a character lounge, dining room, downstairs bathroom, kitchen and on the first floor there are 3 bedrooms, (2 doubles and 1 single) with the master bedroom being ensuite. Outside there is a gated entrance leading onto a gravelled driveway with an attached garage / workshop, lawned areas front and back with raised beds and seating areas. Overall a classic character stone house located in a popular little village providing easy access to the coast at Llangrannog.

## Key Features

3 Bed Detached House

Superbly Presented Throughout

Good Sized Lawned Gardens

Two Bathrooms

Character And Charm

Off Street Parking

Garage/Workshop

Energy Rating: F



## Ground Floor

**Accommodation** - Entrance via part-glazed front door into:

**Sitting Room** - 13' 3" x 14' 0" (4.06m x 4.29m) Max. With double-glazed sash window to the front, beamed ceiling, wood-burner set in stone fireplace set on a slate hearth, solid oak flooring, staircase to first floor, radiator.

**Dining Room** - 13' 6" x 12' 2" (4.14m x 3.73m) Into inglenook. With window to the front, feature inglenook fireplace with wood-burner inset, solid oak flooring, door to bathroom and kitchen, exposed ceiling beams, radiator, UPVC part-glazed door out to rear.

**Kitchen** - 10' 2" x 9' 4" (3.1m x 2.87m) With window to side, door out to the front, a range of wall and base units, stainless steel sink/drain unit, built-in dishwasher (installed Jan 2023), ceramic hob, oven (installed June 2020), LPG fired combi boiler (installed Jan 2020) serving the central heating and domestic hot water, under-floor heating, extractor fan.

**Bathroom** - 8' 5" x 5' 6" (2.59m x 1.7m) With window to rear, bath with shower attachment, low level flush WC, pedestal wash hand basin, space and plumbing for washing machine, part-tiled walls, under-floor heating, heated towel rail, access to loft space.

## First Floor

**First Floor** - Accessed via attractive timber staircase with exposed stone walling and painted timber panelling, exposed floor boards, access to open, large, fully boarded loft space (with access ladder) .

**Bedroom 1 (En-suite)** - 10' 0" x 9' 9" (3.05m x 2.99m) Max. L-shaped. With window to the front of the property, exposed stone walling, radiator door through to:

**En-suite Shower Room** - 9' 10" x 3' 6" (3.02m x 1.09m) With shower cubicle, low level flush WC, wash hand basin, extractor fan.

**Bedroom 2** - 13' 6" x 8' 6" (4.14m x 2.61m) With window to the front, exposed stone walling, ornamental stone fireplace.

**Study / Bedroom 3** - 7' 7" x 6' 2" (2.34m x 1.9m) With window to the front, exposed stone walling, radiator.

## Exterior

**Externally** - The property is approached from a country lane via a gated access leading onto a gravelled forecourt area providing plenty of off-street parking. There are lawned garden areas to both the side and rear of the property with raised vegetable garden, green house, mature trees and hedging and a patio seating area. There is also a useful garage/store room.

**General Information** - Viewings: Strictly by appointment via the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales

Tenure: Freehold



Rest and Relaxation



Another Main View



Glancollen Plaque



Lounge from Kitchen



Services: Mains water, mains electricity, mains drainage. LPG fired central heating (boiler installed Jan 2020), full electrical survey done Sept 2021.

Council Tax: Currently registered for non-domestic rates

**Directions** - From Newcastle Emlyn, take the A4571 towards Ffostrasol. Continue through Blaen-cil-Ilech and onto Penrhiw-pal. Turn left at the staggered cross roads and proceed into Rhydlewis. Go into the village and turn right on the bend (where the shop used to be). Proceed for approx 75m, past Llwyniwan and Glancollen is the next property on the right with name on gate. If you reach the village hall on the left, you have gone too far.



Lounge



Dining Room



Dining Room - Another View



Downstairs Bathroom

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	22   F	
1-20	G		





Kitchen



Landing Area



Bedroom



Bedroom - Another View



Small Single Bedroom



Master Bedroom



En-Suite Shower Room



En-Suite Shower - Another View





Raised Beds



Gravelled Patio Area



Rear Gardens