



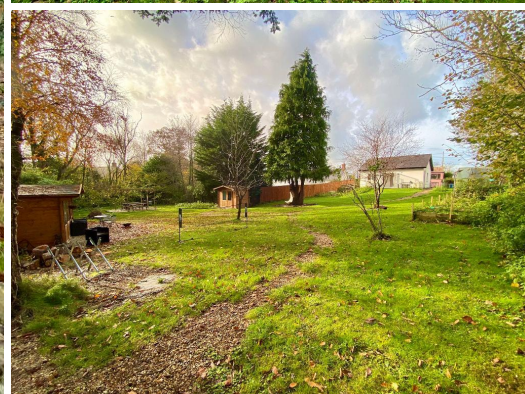
## The Smallholding Centre

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SA38 9AS

## 6 Bed Detached House with Annexe

# £449,950



## Llwyniwan, Pentregat Road Rhydlewis, SA44 5PE

A superb opportunity to combine living the rural dream whilst earning an income from home! A character 4 bedroom detached house plus a 2 bedroom detached ANNEXE set within the half an acre of gardens with a stream on the boundary. The main house briefly comprises a kitchen / diner, lounge with wood-burning stove, sitting room, utility and storage room and on the first floor 4 bedrooms, a study, a laundry room and a family bathroom. The detached annexe consists of an open plan kitchen / living area, two double bedrooms and shower room and externally has it's own outside seating area. At the bottom of the garden there are two useful timber sheds and also a BBQ area. This property is ideal for receiving an income from home or for multigenerational living!

## Key Features

4 Bed Detached Character House

2 Bed Detached Annexe

Large Gardens of Approx. 0.5 acre

Two Useful Timber Sheds

Off Street Parking

Ideal for Large Families / Income

15 Minute Drive to Beach

Energy Rating: House: E



## Ground Floor

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

**Entrance Hall** - With staircase to first floor, coat-hanging space, under-stairs storage cupboard, radiator, tiled flooring, door into:

**Sitting / Dining Room** - 13' 5" x 9' 4" (4.1m x 2.87m) With part-ledged double-glazed window to the front, gas fire, ceiling beams, radiator.

**Lounge** - 13' 0" x 13' 9" (3.97m x 4.22m) With part-ledged double-glazed window to the front, multi-fuel stove set on a slate hearth, exposed ceiling beams, 2 radiators, door into utility (electric connected).

**Kitchen / Diner** - 14' 9" x 9' 10" (4.5m x 3.02m) With part-ledged double-glazed window to the front, a range of wall and base units with work surfaces over, stainless steel sink/drainage unit, inglenook fireplace, laminate wood-effect flooring, ceiling beams, radiator.

**Utility / Storage Area** - 31' 3" x 6' 7" (9.54m x 2.01m) This room runs along the rear of the house and has space and plumbing for washing machine. Useful storage space accessed via a door from the living room and a door to side providing scope to extend the ground floor (subject to any necessary planning consents).

## First Floor

**First Floor** - Accessed via staircase in entrance hall and giving access to:

**First Floor Landing** - With roof window, radiator, doors into:

**Master Bedroom** - 13' 10" x 12' 9" (4.24m x 3.91m) With part-ledged double-glazed window to the front, built-in wardrobes along one wall, laminate flooring, radiator.

**Bedroom 2** - 14' 6" x 6' 7" (4.43m x 2.02m) With part-ledged double-glazed window to the front and small window to side, sloping ceiling, laminate flooring, radiator.

**Bathroom** - With roof window, low level flush WC, wash hand basin, Jacuzzi bath, wet-room style walk-in shower, part-tiled walls, radiator, access to loft space.

**Study** - 7' 1" x 6' 11" (2.18m x 2.12m) With window to rear, exposed wooden floorboards, sloping ceiling, radiator.

**Laundry Room** - 15' 4" x 3' 10" (4.69m x 1.19m) With window to rear, exposed wooden flooring, radiator.

**Bedroom 3** - 15' 1" x 11' 3" (4.62m x 3.43m) With part-ledged double-glazed window to front and another to side, built-in storage cupboard, laminate flooring, access to loft space, radiator.

**Bedroom 4** - 8' 10" x 6' 11" (2.71m x 2.12m) With window to rear, wood-effect laminate flooring, radiator.

## Exterior

**Annexe** - We understand from the current vendors that the annexe has been used as a holiday let and as such is registered for business rates.



Main House



Kitchen



Kitchen - Another View



Kitchen - Another View



**Open Plan Living / Kitchen Area - 14' 4" x 22' 10" (4.37m x 6.96m)** With wood-effect laminate flooring, electric fire, a reange of all and base units, stainless steel sink/drainer unit, electric oven & hob, double-glazed patio doors to outside, UPVC double-glazed windows to the front and side, doors into:

**Bedroom 1 - 11' 0" x 8' 9" (3.37m x 2.69m)** With large window to the front, electric heater.

**Bedroom 2 - 8' 4" x 11' 0" (2.55m x 3.37m)** With double-glazed window to side, laminate wood-effect flooring, electric heater, access to loft space.

**Shower Room -** With obscured double-glazed window to the rear, wash hand basin set in vanity unit, low level flush WC, corner shower cubicle with electric "Mira" shower fitted.

**Externally -** To the front of the property there is a large driveway which allows for plenty of off-road parking for several vehicles. To the front of the main house is a courtyard style garden with a pathway which leads from the parking area through to the front door. There is also a gate which leads from the end of the courtyard garden to the main garden which lies to the rear of the annexe which totals to around half an acre. There is a chicken run, vegetable growing beds, greenhouse and the relaxing sound of the stream running along the boundary at the bottom of the garden. There is also a seating area with pergola, great for summer BBQs. Attached to the side of the main house an outbuilding which is ideal for storage.

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

Tenure: Freehold

Services: Mains water, mains electricity, private drainage (treatment plant), air source heat pump. We have been advised that the property also benefits from internal wall insulation.

Council Tax: Band F, Ceredigion County Council

**Directions -** From Newcastle Emlyn, take the B4571 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). Llwyniwan is the 2nd property on the right-hand side, denoted by our For Sale board.

What3words: ///duplicate.movie.wager



Lounge



Lounge - Another View



For Cold Winter Nights!



Sitting / Dining Room





Sitting / Dining Room - Another View



First Floor Landing



Master Bedroom



Bedroom 2



Bathroom



Bedroom 3



Laundry Room



Study





Seating Area To Front Of Property



House & Annexe From Garden



Gardens



Annexe



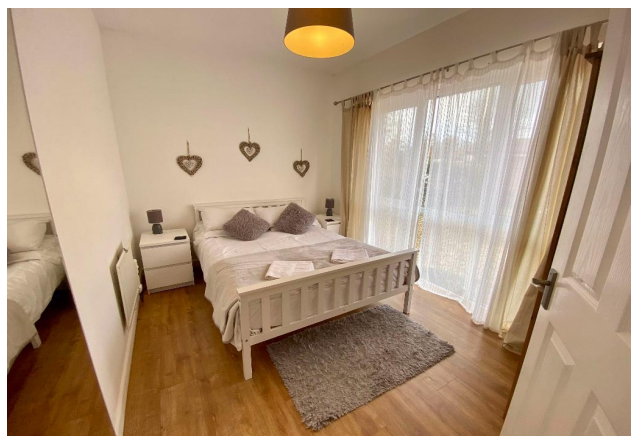
Open Plan Living / Kitchen Area



Kitchen / Diner



Living Area



Bedroom 1





Bedroom 2



Shower Room



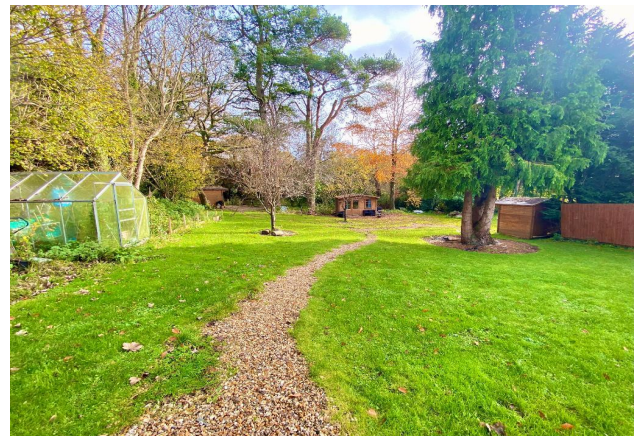
View From Annexe



Rear View Of Annexe



Timber Summerhouse & Stream



Rear Gardens



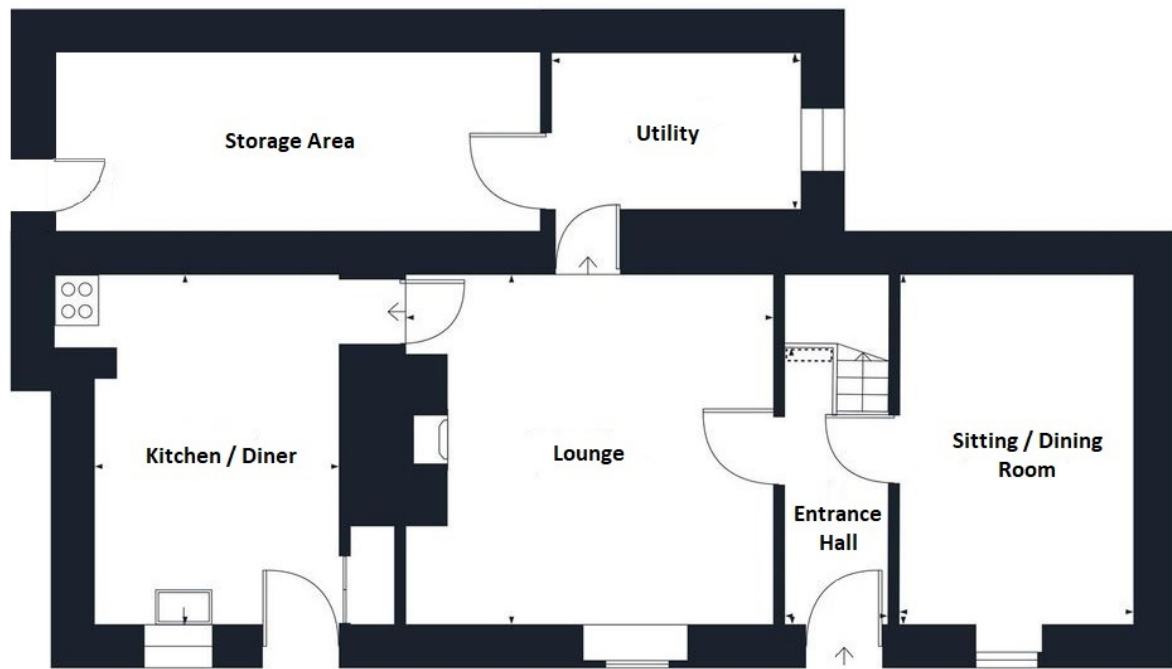
Garden Overview



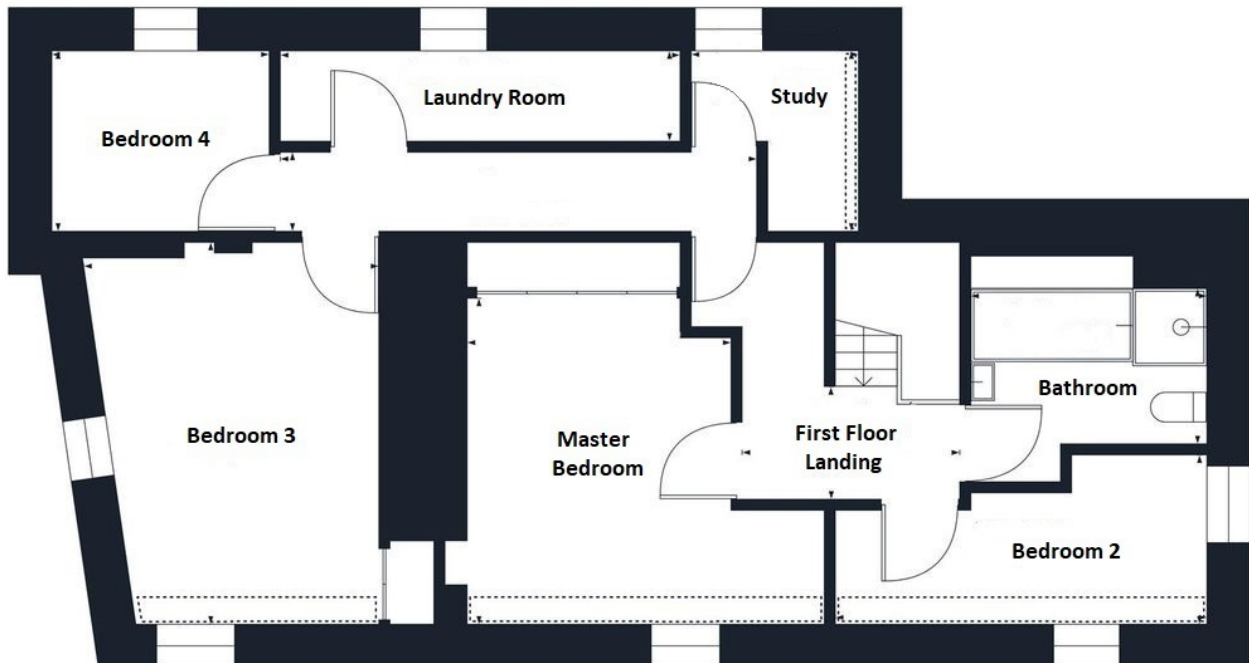
Useful Timber Sheds



## Floorplans



**Ground Floor**



**First Floor**



**Annexe**

### Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		