



The Smallholding Centre

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SA38 9AS

4 Bed Detached House

£425,000



Oakfield House, Pontsian Road Rhydowen, Nr Llandysul, SA44 4UD

This non estate 4 bed detached house must be one of the most beautifully presented houses in the area as it is immaculate throughout and has been very well cared for by our clients over the years. The property was built in 2004/5 under Architect Certificate supervision and is substantially constructed of traditional cavity construction with rendered elevations, under a slate roof.

In the house there is an entrance hallway, large lounge leading into the conservatory, downstairs cloakroom, spacious kitchen / breakfast room with double doors leading into the dining room, a utility and a large attached double garage which, subject to any consents required, could provide more accommodation above the garage space if required. On the first floor there is a landing which gives access to all the four bedrooms (master ensuite) and the family bathroom.

Outside there is off street parking on the driveway near the double garage with lawned areas to the front and rear with a large patio area. The rear gardens have an open rural aspect with views over fields and down to the river. Overall a superb family home in excellent order located in the semi rural little village of Rhydowen.

Key Features

Immaculate 4 Bed Detached House

Beautiful Presentation Throughout

Master Ensuite

Large Integral Double Garage

Views Over Fields And River Below

Conservatory To Rear

2 Bathrooms & A Separate Cloakroom

Energy Rating : D

Location

The hamlet of Rhydownen, bordering the village of Pontsian, is just 3.5 miles from the riverside town of Llandysul which provides 2 local supermarkets, independent shops, a petrol station and schooling. For outdoor enthusiasts and nature lovers it also offers easy access to both the Ceredigion Heritage Coastline which is renowned for its sandy beaches and coves and the Brechfa Forest, an area of outstanding natural beauty.

Ground Floor

Accommodation - Entrance via UPVC part-glazed front door with glazed side panel into:

Entrance Hall - A spacious hallway with open-tread staircase to first floor, double doors leading to:

Large Lounge - **22' 5" x 12' 10" (6.86m x 3.94m)** With double-glazed window to the front, stone fireplace with remote control "Gazco" fire inset, 2 radiators, double doors leading into:

Conservatory - **13' 0" x 11' 5" (3.98m x 3.5m)** An attractive conservatory with glazed panels all around providing lovely views over the garden and beyond, glazed roof, remote control light/ceiling fan, double doors leading out to the patio seating area.

Cloakroom - With frosted double-glazed window to rear, low level flush WC, wash hand basin set in vanity unit, radiator.

Kitchen / Breakfast Room - **14' 3" x 14' 0" (4.36m x 4.29m)** With double-glazed window to rear providing views over the rear garden and beyond, a good range of wall and base units with lighting, feature dresser style display unit with lighting, space for cooker, built-in cooker canopy with extractor fan, space for under-counter fridge, space and plumbing for dishwasher, 1.5 bowl sink/drain unit, under cupboard lighting with pelmet lighting over kitchen sink, tiled splash back, tiled flooring, abundance of electrical sockets, attractive glass divider with double doors lead into the Dining / Family Room.

Dining / Family Room - **15' 2" x 14' 3" (4.64m x 4.36m)** With double-glazed bay window to the front, radiator, glazed panel doors through to kitchen / breakfast room.

Utility Room - **11' 6" x 6' 4" (3.53m x 1.95m)** A useful room with UPVC double-glazed window overlooking the rear garden, door out to patio area, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, large airing cupboard with double-doors, "Firebird" oil-fired boiler serving the central heating, additional storage cupboard, radiator, door accessing the garage.

First Floor

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

Landing Area - A spacious landing area with access to loft space (with ladder), radiator, door to:

Master Bedroom (En-Suite) - **14' 3" x 11' 7" (4.35m x 3.54m)** With



Rear Gardens



Entrance Hall



Lounge Another View



Lounge

UPVC double-glazed window to rear enjoying beautiful views overlooking the rear garden, fields and countryside beyond, two double built-in wardrobes, radiator, door to:

En-Suite Shower Room - With UPVC frosted double-glazed window to rear, large tiled shower cubicle, low level flush WC, wash hand basin set in vanity unit, extractor fan.

Bedroom 2 - 14' 4" x 11' 6" (4.37m x 3.52m) With UPVC double-glazed window to the front, two double built-in wardrobes, radiator.

Bedroom 3 - 12' 11" x 9' 6" (3.94m x 2.91m) With UPVC double-glazed window to rear, again with views over the garden and countryside beyond, built-in wardrobes, radiator.

Bedroom 4 - 12' 11" x 10' 0" (3.94m x 3.06m) With UPVC double-glazed window to the front, built-in wardrobes, radiator.

Family Bathroom - With frosted UPVC double-glazed window to the front, low level flush WC, panelled bath with shower over, wash hand basin set in vanity unit, extractor fan, radiator.

Exterior

Attached Double Garage - 19' 6" x 19' 5" (5.96m x 5.94m) A good space which can also be accessed via the utility room, boarded loft space with pull-down access ladder, a range of heavy-duty shelving, space for freezer, power and water connected.

Externally - The property is approached from the road via a tarmac driveway providing plenty of parking space and access to the double garage. There are paths to rear on both sides of the property, raised flower beds and access to the paved open porch at the entrance to the house.

The attractive enclosed garden to the rear, is a real feature of the property, with views over fields and the surrounding countryside. There are lawned areas as well as attractive mature shrubs with pleasant garden lighting. There is a large patio seating area with useful remote controlled awning above.

There are two external power points as well as an outside tap. There is also a useful 12' x 8' timber garden shed.

General Information - Viewings: Strictly by appointment via the agents Houses For Sale in Wales or The Smallholding Centre or our joint agency partners MS Properties in Aberystwyth.

Tenure: Freehold.

Services: Mains electricity, mains water, private drainage (treatment plant), oil-fired central heating.

Council tax: Band E, Ceredigion County Council.

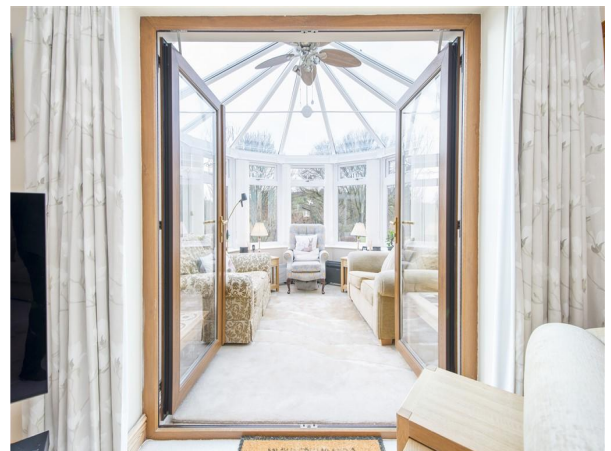
Directions - From Newcastle Emlyn, take the A475 Lampeter road. At the staggered cross roads in Horeb, go straight across and proceed to Rhydownen. Turn left at the cross roads immediately after the antiques onto the B4459 towards Talgarreg and Synod Inn and continue for approx. 350 yards where you will find Oakfield House on the left. Google co-ordinates: 52.08579689200191, -4.273755345543314



Lounge Another View



Lounge Another View



View Into Conservatory



Conservatory



Conservatory Another View



Cloakroom



Kitchen / Breakfast Room



Kitchen / Breakfast Room



Kitchen / Breakfast Room



Dining Room



Dining Room



Utility Room



Double Garage



Landing Area



Master Bedroom



Master Bedroom



Master Bedroom Another View



View From Master Bedroom



Master Bedroom & En-Suite



En-Suite



Bedroom 2 & Family Bathroom



Family Bathroom



Bedroom 2



Bedroom 2 Another View



Bedroom 3



Bedroom 3 Another View



View From Bedroom 3



Landing Area & Bedroom 4

Floorplans



Ground Floor



First Floor

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		