



## The Smallholding Centre

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SA38 9AS

5 Bed Two Cottages With  
Land

£475,000



## Troed Y Rhiw Llandysul, SA44 4PA

**\*\* Reduced from £500,000 to £475,000\*\*** Troed y Rhiw is a character SMALLHOLDING with just under 16 acres of predominantly pastureland, split into 3 main enclosures, together with some mature woodland all set in a beautiful position on the outskirts of Llandysul town with no immediate neighbours and the lovely River Cerdin bordering one of the paddocks. Originally a 5 bedroom house, this property is now split into a 3 bedroom house and another 2 bedroom house that could very easily revert to a single dwelling if preferred. The configuration lends itself either to multigenerational living, income generation, holiday lets etc but could easily revert back to one large 5 bedroom house if desired.

## Key Features

Smallholding With Just Under 16  
Acres

Currently One 3 Bed & One 2 Bed  
Houses

No Immediate Neighbours

Predominantly Pastureland

Some Mature Woodland

River Cerdin On Boundary

Ideal Multigenerational Or Income

Energy Ratings : E, E



## Ground Floor

**1 Troedyrhiw - Accommodation** - Entrance via stained glass panelled timber door into:

**Hallway** - With quarry tiled flooring, staircase to first floor, radiator, under-stairs storage cupboard, door into:

**Lounge** - 8' 7" x 13' 8" (2.64m x 4.2m) With UPVC double-glazed window to the front, stained floorboards, radiator.

**Dining Room** - 9' 6" x 14' 0" (2.9m x 4.28m) With UPVC double-glazed window to the front, quarry tiled flooring, radiator, built-in cupboard, blocked up access to No. 2 Troedyrhiw (easily removable to make it into one 5-bed house), door through to:

**Kitchen** - 10' 7" x 9' 8" (3.23m x 2.97m) Maximum dimensions.

With UPVC double-glazed window to rear, a range of wall and base units, stainless steel sink/drainage unit, extractor unit, wall-hung LPG boiler for the central heating, tiled splash back, radiator, through to:

**Inner Hallway** - With UPVC double-glazed window to rear, UPVC double-glazed door out to the rear, radiator, door into:

**Bathroom** - With frosted UPVC double-glazed window to side, low level flush WC, pedestal wash hand basin, panelled bath with shower over.

**2 Troedyrhiw - Accommodation** - Access via timber door into:

**Lounge** - 10' 9" x 12' 2" (3.3m x 3.73m) With UPVC double-glazed window to the front, radiator, door through to:

**Kitchen / Diner** - 12' 1" x 13' 3" (3.7m x 4.06m) With UPVC double-glazed window to side, quarry tiled flooring, a range of wall and base units with stainless steel sink/drainage unit, under-stairs storage cupboard, electric cooker with extractor over, space and plumbing for washing machine, radiator, staircase to first floor.

## First Floor

**1 Troedyrhiw - First Floor** - Accessed via staircase in hallway and giving access to:

**Landing Area** - With loft hatch, radiator, doors accessing all three bedrooms including:

**Bedroom 1** - 14' 6" x 8' 11" (4.43m x 2.73m) With UPVC double-glazed window to the front, radiator.

**Bedroom 2** - 7' 5" x 6' 6" (2.27m x 1.99m) A small single room with double-glazed window to the front, radiator.

**Bedroom 3** - 14' 7" x 11' 2" (4.46m x 3.42m) into recess.

With UPVC double-glazed window to the front, radiator, built-in cupboard (also provides access through to next door if just one 5-bed house is required).

**2 Troedyrhiw - First Floor** - Accessed via staircase in kitchen/diner and giving access to:



Aerial View 1



Bottom Paddock



Close Up Main View



Troed y Rhiw



**Bathroom** - With frosted UPVC double-glazed window to the side, panelled bath with shower over, wash hand basin, low level flush WC, towel radiator.

**Bedroom 2** - 12' 10" x 8' 10" (3.93m x 2.7m) With UPVC double-glazed window to the side, built-in wardrobe, radiator.

**Master Bedroom** - 10' 11" x 12' 9" (3.35m x 3.9m) With UPVC double-glazed window to the front providing fine views over the land and valley beyond, radiator.

## Exterior

**The Land** - The land amounts to some 15.63 acres or thereabouts and is predominantly pastureland split into 3 main enclosures, the bottom paddock is flat (in front of the house), the side paddock is flat/gently sloping (bordering the River Cerdin) and the top paddock (up behind the woodland) has flat and sloping areas. The woodland is immediately behind the house with some more over the lane bordering the River Cerdin.

**Outbuildings** - There is a detached garage near the house together with a block built outbuilding across the lane which could be adapted for a variety of purposes. There is also a small shed needing serious attention.

**Footpaths** - PLEASE NOTE: We are advised, as is common throughout the UK, that there are two footpaths which cross the land on this property.

**Income Generation** - Our clients have advised that they have previously received a rental income of £700pcm from no.1 Troed Y Rhiw and £650pcm from no.2 Troed Y Rhiw.

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

Tenure: Freehold

Services: Mains electricity, mains water, private drainage (septic tank), LPG central heating.

Council Tax:

House 1: Band C, Ceredigion County Council

House 2: Band C, Ceredigion County Council

**Directions** - From the Newcastle Emlyn, take the A475 towards Lampeter until you reach Horeb. In Horeb, turn right onto the main A486. At the Gomer Press roundabout, turn left onto the B4624 going past the school and continue towards Llandysul. Go into the 20mph zone and enter the one-way system, take a sharp left turn just before the Porth Hotel towards Pren-Gwyn. Stay on this road past the old mill and on over the stone bridge and on. 1 & 2 Troedyrhiw are on the right-hand side on the corner of the turning towards Llanfair/Capel Dewi.

Google co-ordinates: 52.05132719501088, -4.304694787084458

What3words: ///lighter.trailers.blockage



Troedyrhiw 1 - Lounge



Other View



Troedyrhiw 1 - Hallway



Troedyrhiw 1 - Hallway



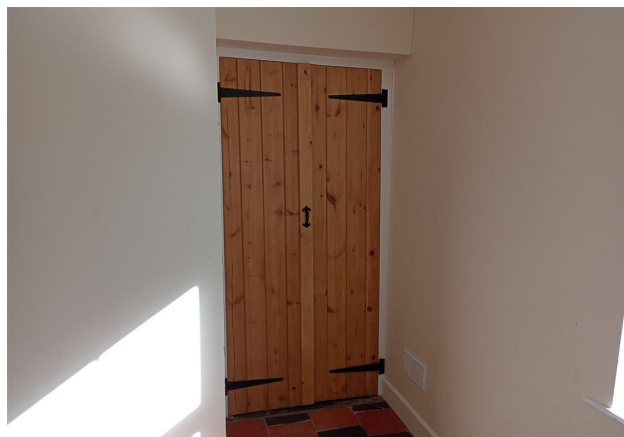
Troedyrhiw 1 - Dining Room



Other View



Other View



Access (if req) to No 2



Troedyrhiw 1 - Kitchen



No 1 Kitchen -Other View



Troedyrhiw 1 - Bathroom



Other View





Troedyrhiw 1 - Bedroom 1



Other View



Troedyrhiw 1 - Bedroom 2



Troedyrhiw 1 - Bedroom 3



Other View



Access (if req) to No 2



Troed Y Rhiw 2 - Kitchen / Diner



Troed Y Rhiw 2 - Kitchen / Diner





Troed Y Rhiw 2 - Kitchen / Diner



Troed Y Rhiw 2 - Lounge



Troed Y Rhiw 2 - Master Bedroom



View From Number 2 Master Bedroom



Troed Y Rhiw 2 - Bathroom



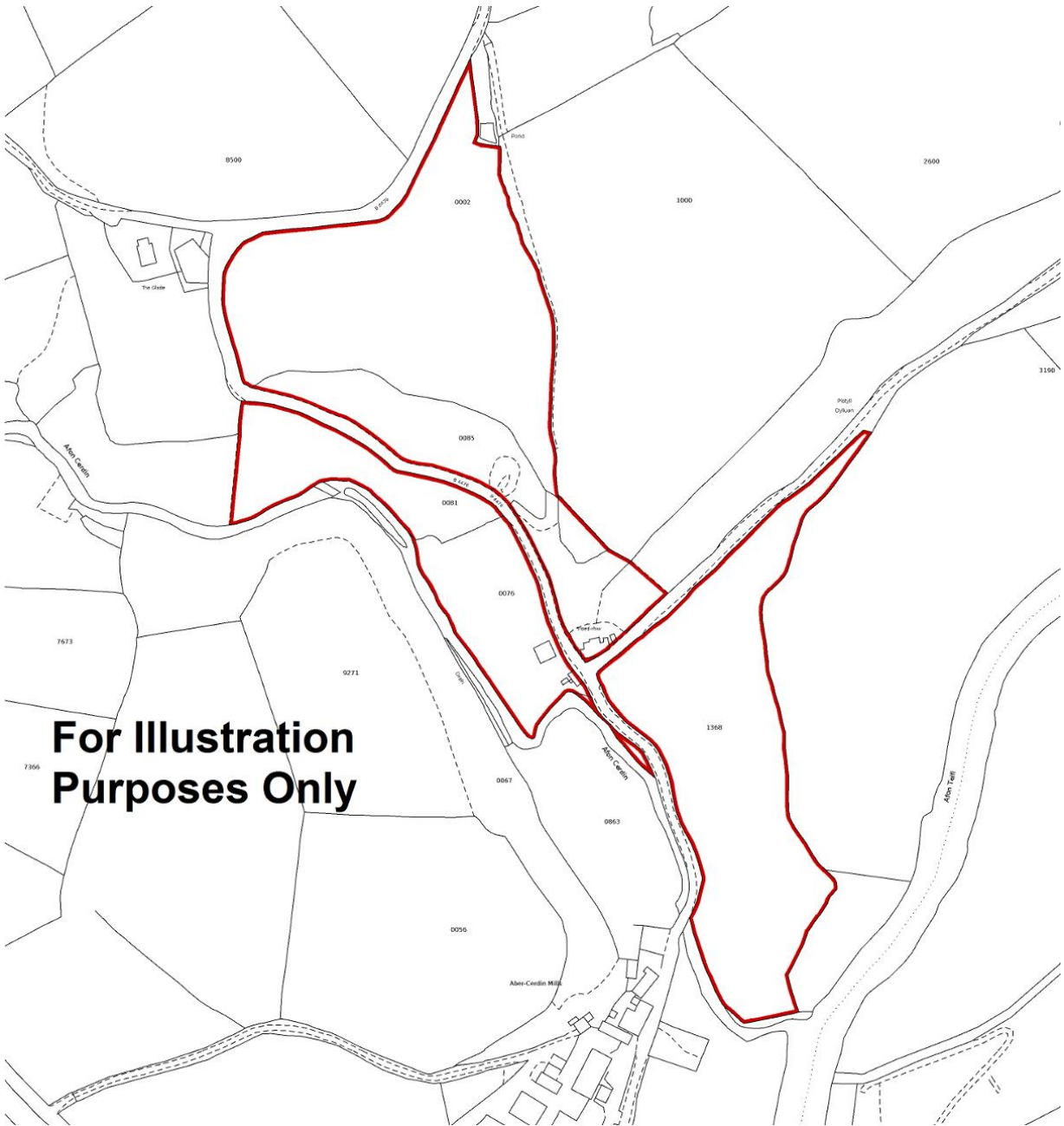
Troed Y Rhiw 2 - Bedroom 2



Detached Garage



## Floorplans



## Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65  D
39-54	E	45  E	
21-38	F		
1-20	G		