



The Smallholding Centre

10 High Street ☎ 01239 621 303

Cardigan

SA43 1HJ

✉ info@thesmallholdingcentre.co.uk

4 Bed Cottage

Offers in Region of

£350,000



Tro Lon, Unmarked Road Rhos, Llandysul, SA44 5AH

Tro Lon is a character extended 3/4 bedroom detached cottage set in a completely private location with no immediate neighbours and surrounded by farmland on the edge of the little rural village of Rhos which still has a bus service between Carmarthen - Newcastle Emlyn - Cardigan. In the Cottage there is a lounge with an open fireplace leading into a large kitchen / breakfast room, a downstairs bathroom, bedroom 4, a home office (currently used for storage), a lean - to utility, on the first floor, accessed by a completely "one off" bespoke staircase there are a further 3 double bedrooms. Outside there is a timber building and a 2 bed caravan used for overflow accommodation with parking for 3 vehicles and pv panels for electricity on the roof. So if you want character and enjoy living in a completely private rural location without being isolated then Tro Lon could be just what you're after. MANAGERS NOTES; There are currently (as of Dec 24) 30 acres of pastureland adjacent to this property that is available to buy via a third party via another local estate agent should this be of interest to any potential purchaser.

Key Features

Character 3/4 Bedroom Cottage

Complete Privacy Surrounded By Fields

No Immediate Neighbours

Superb Feature Staircase

2 Bed Caravan For Overflow Accommodation

Off Street Parking For 3 Vehicles

Edge Of Rhos Village

Energy Rating: D

Ground Floor

Accommodation - Entrance via timber double-glazed door into:

Porch - With quarry tiled flooring, glazed panels on two sides, stable-style door into:

Lounge - 13' 3" x 15' 7" (4.05m x 4.77m) With double-glazed window to the front, feature stone open fireplace with slate hearth, exposed ceiling beams, radiator, door into:

Downstairs Bedroom 4 - 7' 0" x 13' 3" (2.15m x 4.05m) With double-glazed window to the front, exposed beams, radiator.

Kitchen / Breakfast Room - 13' 5" x 18' 4" (4.1m x 5.6m) With double-glazed window to the rear providing excellent views over open countryside, a range of base units, enamelled sink, freestanding LPG cooker, "Rayburn Royal" cooking range (solid fuel), beautiful feature one-off staircase to the first floor, exposed ceiling beams, radiator, door out to:

Side Conservatory/Utility - 8' 8" x 13' 8" (2.66m x 4.2m) With double-glazed roofing panels, stable-style door out to gardens, door into:

Home Office - 8' 7" x 16' 4" (2.62m x 5m) With double-glazed window to side, two doors either end, chrome radiator. This room is currently used for storage.

Downstairs Bathroom - With double-glazed window to side, feature roll-top bath, pedestal wash hand basin, low level flush WC, quarry tiled flooring, radiator, part-tiled walls, floor-standing oil-fired boiler.

First Floor

First Floor - Accessed via the bespoke staircase, which is a complete "one-off" (see pictures)

Master Bedroom 1 - 15' 4" x 13' 1" (4.7m x 4m) into recess.

With double-glazed window to rear providing excellent views over rolling countryside, Velux roof window to side, exposed wooden floorboards. (This room currently has a curtain partition but would be better with a normal door), radiator.

Bedroom 2 - 13' 6" x 10' 11" (4.13m x 3.33m) into recess.

With double-glazed window to side and Velux roof window to rear, radiator.

Bedroom 3 - 12' 3" x 13' 7" (3.75m x 4.15m) into recess

With double-glazed window to side, Velux roof window to front, radiator.

Exterior

Externally - This property enjoys complete privacy tucked away down a single-track tarmac roadway where hardly a car goes by and with no immediate neighbours.

As you arrive, there are 2 parking spaces to the right-hand side of the property, with a 3rd parking space to the left-hand side.



Lounge - View 1



Lounge - View 2



Lounge - View 3



Kitchen - View 1

The gardens are generally laid to lawn and surrounded by open farmland on all four sides with far-reaching views and all situated just a 15-minute drive into the bustling little market town of Newcastle Emlyn.

On site there is also a 2-bed caravan.

General Informaton - 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), oil-fired central heating.

As you can see from the photographs there is also a 4kw pv system on the front roof which provides some electricity during daylight hours, more in the summer than the winter of course.

Council Tax: Band D, Carmarthenshire County Council

Directions - From Newcastle Emlyn, take the A484 and continue for 7 miles into Rhos. Proceed through the village and turn left at the church (& before the bus shelter). Proceed down this road to the junction. Turn left and proceed for 750m and the property is on the left-hand side, on the road, on a right-hand bend, denoted by our For Sale board.

Google Co-ordinates: 51.999624180809406, -4.343757530941852

What3Words: ///composes.extension.spearing



Kitchen - View 2



Kitchen - View 3



Kitchen - View 4



Bespoke Staircase



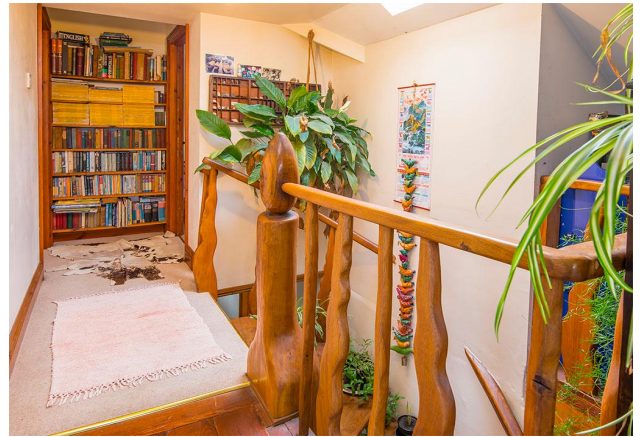
Bathroom - View 1



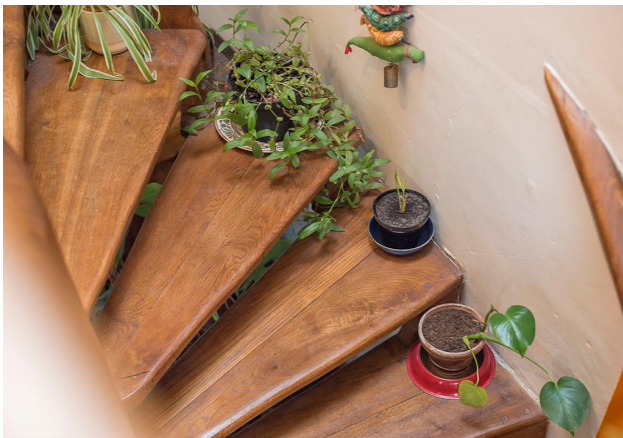
Bathroom - View 2



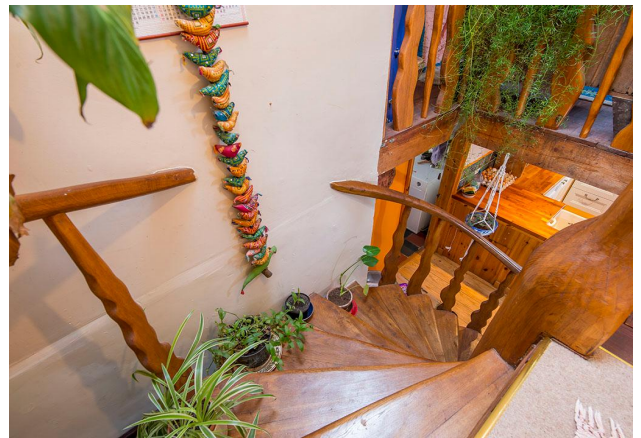
Bespoke Staircase



First Floor Landing



Bespoke Staircase



Bespoke Staircase



First Floor Landing



Master Bedroom 1



Master Bedroom - View 2



First Floor Landing



Bedroom 2



Bedroom 3 - View 1



Bedroom 3 - View 2



Bedroom 3 - View 3



Aerial View 1



Aerial View 3



Front View



Timber Building



Bedroom Caravan

2



Aerial View 4



Aerial View 5

Floorplans



For Identification Purposes Only.
Plan produced using PlanUp.
Tro Lon

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		