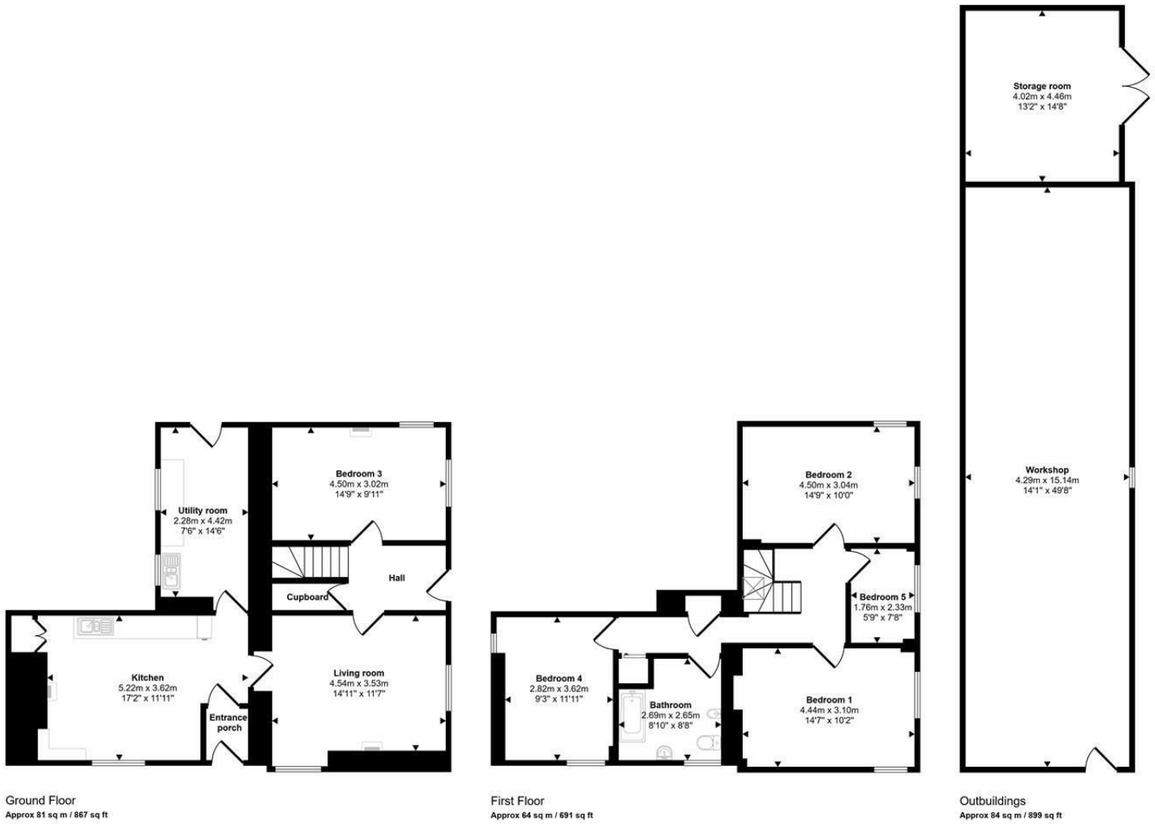
Approx Gross Internal Area
228 sq m / 2457 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION:
VIEWING: By appointment only via the Agents.
TENURE: We are advised
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band: Glascoed House = F Ceredigion County Council

Please Note: We are advised this property is served by private drainage and private water.
ref: LW/AMLW/10/26/DRAFT

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915

WEST WALES PROPERTIES .CO.UK

01239 615915
www.westwalesproperties.co.uk

WEST WALES FINEST PROPERTIES



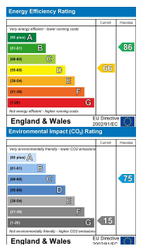






Glascoed House Rhydlewis, Rhydlewis, Llandysul, Ceredigion, SA44 5SP

- Four Bed Detached House
- Rural Location
- Detached Stone Workshop
- Easy Reach of Ceredigion Bay Coastline
- Air Source Heating & Solar Panels
- Two Reception Rooms
- Situated in approx 0.35 Acres
- Comfortable Family Home
- In Need of Updating
- Energy Rating: D



Price £325,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

naea | propertymark PROTECTED
The Property Ombudsman

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915

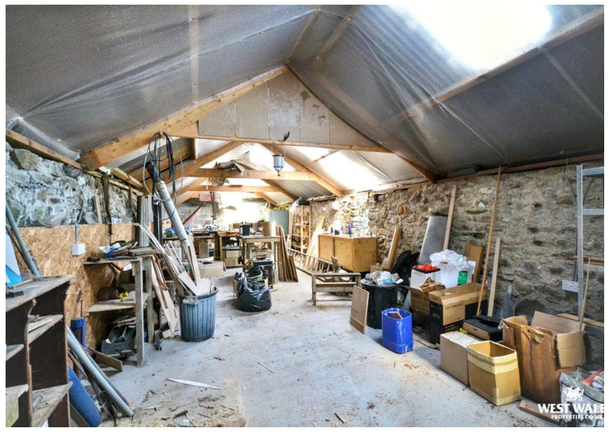
The Agent that goes the Extra Mile

Celebrating 30 Years of Business



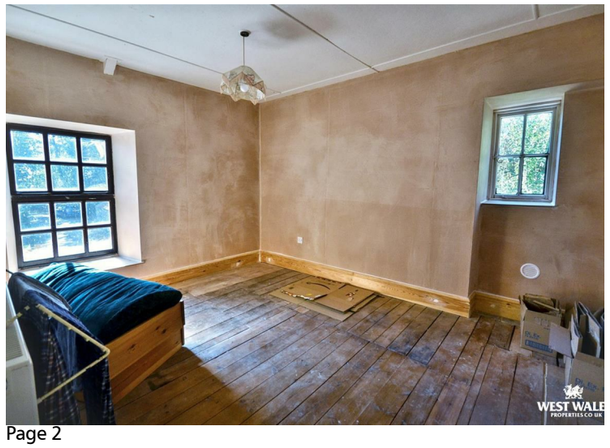


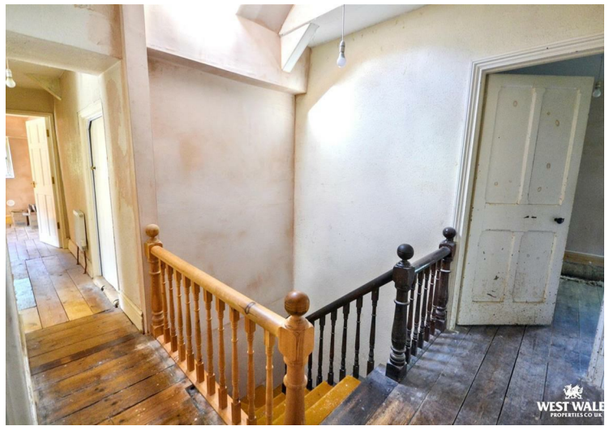


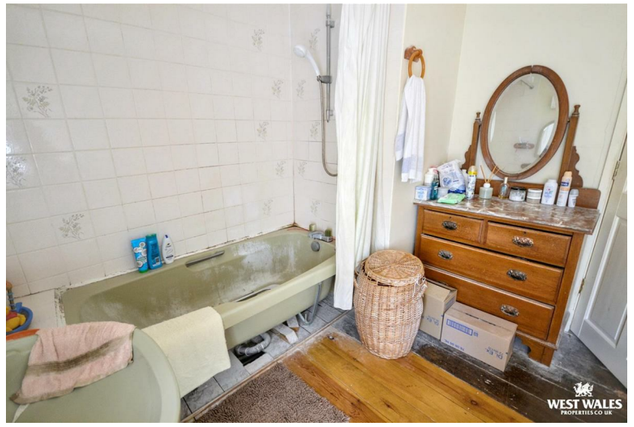














An exciting and versatile opportunity to acquire a detached character four-bedroom house in need some updating, set within approximately 0.35 acres of grounds. The property is set in a rural location which is within easy reach of the coast and local popular beaches such as Llangrannog (4.2 miles) and Penbryn (3.8 miles). The popular market towns of Aberaeron and Cardigan are also within easy reach, offering a wide range of amenities and facilities. This would make a great family home!

The house is approached via an entrance porch which leads into the kitchen. The country-style kitchen is fitted with a range of wall and base units, and provides ample space for a dining table. From here, there is access to a useful utility room, with slate tiled flooring, providing additional storage and workspace, along with a sink and a door leading to the rear of the property.

There is a living room with a feature brick fireplace and log burning stove, from here there is access to the rear hallway, featuring original tiled flooring. Completing the ground floor is a further versatile room which could be utilised as an additional reception room, or bedroom. A wooden staircase rises to the first floor, where there is a landing providing access to the four bedrooms, three of which are doubles and the family bathroom.

Having recently undergone work improving the insulation and central heating, there are some areas of bare plasterwork providing a blank canvas allowing the new owners to make the property their own. Outside, the house benefits from a lawned garden extending to the side and rear, together with parking to the front.

Externally there is offroad parking to the front of the house and level grounds to the rear and sides now largely reclaimed by nature and waiting to be uncovered and brought back to life.

Additionally there is also a particularly useful stone outbuilding measuring approximately 15 meters long with attractive A-frame beams, offering excellent potential as a workshop, studio or hobby space, together with an attached storage room measuring approximately 4m x 4.46m

Brimming with character and potential, this is an ideal opportunity to create a wonderful family home in a sought-after corner of West Wales, combining countryside tranquillity with convenient access to the spectacular Cardigan Bay coastline. Viewing is highly recommended!

The property is approximately 1.9 miles to the rural village of Brynhoffnant, which is situated 11 miles North East of the market town of Cardigan and 9 miles North of Newcastle Emlyn. The village is home to a large primary school and well equipped Londis supermarket and petrol station. Many beaches are in close proximity to the village including the beautiful and secluded National Trust beach of Penbryn (2 miles away), Llangrannog (3.5 miles away), Tresaith (3.2 miles away) and the sea side resort of New Quay (10.4 miles away). Cardigan town offers further amenities including a Castle, a primary and secondary school, a further education college, major super markets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants and coffee shops and many local shops.



DIRECTIONS

Head out of Cardigan northwards along the A487 for about 10 miles. Turn right at the cross roads in the village of Sarnau (opposite the old church) towards Rhydlewis. Follow road all the way to the end and go straight ahead at the junction and proceed along the B4334 towards Rhydlewis. Take your second left road turning on this road. The property is the first on the left along this road. What three words - ///rugs.applause.pampered

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.