



Brynceirios, Llandysul, SA44 5SA

Offers in the region of £550,000





- Set in approx. 2.5 acres of land with field and mature garden
- Two separate living rooms and a conservatory
- Oil-fired central heating
- Views over surrounding countryside
- Easy reach of Cardigan Bay coastline
- Spacious kitchen/diner with AGA and LPG range cooker
- Detached garage and separate workshop
- Large utility and two bathrooms
- EPC Rating : D



About The Property

Set in the rolling countryside of West Wales, with Cardigan Bay within reach, this 4 bedroom smallholding offers space, flexibility, and land – all in one place. The house sits in around 2.5 acres, made up of garden areas and a gently sloping field that offers good grazing potential for a pony, livestock, or just extra outdoor space.

The layout suits a range of living arrangements. As a whole, it works well as a family home with space for children, guests, hobbies and more. Alternatively, a door can be closed to create a self-contained section with its own sitting room, utility, bathroom and conservatory, making it ideal for an extended family or as a potential annexe setup.

Entry is via a brick-paved forecourt with access to the house from here, a hall area provides useful space currently set up as an office. This connects to the main lounge, which has a warm and rustic feel with painted beams, a wood-burning stove, and a painted stone chimney breast. Wooden floors and stair access to the first floor add character, and a door links directly to the spacious kitchen.

The kitchen/diner stretches over 26 feet and has been designed with function and space in mind. There's a mix of oak worktops, base and wall units, and several cooking options including an oil-fired AGA, LPG range cooker and a built-in eye-level steam oven. Tiled flooring helps keep the space practical, and there's more than enough room for a full-size dining table. It's a sociable spot with easy access to the rear porch and outdoor areas.

Continued :

Upstairs, the T-shaped landing leads to four bedrooms, a bathroom and a walk-in wardrobe which could be used as a small study. Three of the bedrooms have built-in wardrobes and shelving. Bedroom one and bedroom three are doubles, while bedroom two and four are well-sized singles. Each has a different outlook, with some looking over the garden and others taking in the surrounding countryside.

The bathroom includes a bath with a shower over, WC, and a vanity unit with sink, along with a useful airing cupboard for storage. Wooden wall panelling on the landing and in some bedrooms gives a natural finish to the upstairs space.

Back downstairs and across the hall, the inner section of the house offers an entirely separate feel. An inner hallway leads to a coat room and the main living room – a generous space, fitted with two Velux roof windows. From here, glazed doors open into the conservatory, which is

another well-sized room and gives access straight onto the garden decking area.

Off the inner hallway is a second bathroom with a jacuzzi-style bath, separate shower, WC and sink. The spacious utility room is also accessed here (it is the size of an average kitchen) – fitted with base and wall units, a one-and-a-half bowl sink, and plumbing for a washing machine. It's a well-designed workspace with storage, perfect for daily use.

The flexibility of the internal layout is a real strength of this property. Whether used as one home or reconfigured to allow for semi-independent living, it adapts easily. It offers possibilities for growing families, those with dependent relatives, or anyone needing space to work from home.

Externally
Outside, the garden has been cared for and planned with colour and planting variety in mind. There are established shrubs and flower beds,

pathways, and seating areas, including the deck leading from the conservatory. The garden feels established but manageable, with clear separation from the adjoining field.

The field itself is just over 2 acres, is open and gently sloping, bordered by fencing and hedgerows. It provides excellent grazing or recreational space, ideal for those interested in keeping animals or simply enjoying the outdoors. Together with the garden, it brings the total plot to about 2.5 acres.

The brick-paved forecourt in front of the house gives plenty of parking and leads to a detached garage that is currently configured as a shed - the owners changed the garage doors to seal them off. The mechanism for an overhead door is still in place, so it could be changed back easily should the new owners wish to do so, as it is blocked off by uPvc sheeting. There is a separate workshop/wood store. Both offer solid space for storage, tools, or hobbies, with the potential to adapt further if required.

Throughout the property, a mix of features gives it personality – from the wooden floors and beams to the mixture of traditional fittings and practical upgrades. Double glazing is in place where needed, and oil-fired central heating supports the main house.

The surrounding area is known for its scenic landscapes and strong community feel. Access to Cardigan Bay is straightforward, with several beaches and coastal paths within reach. Local towns provide day-to-day shopping and services, and there's good access to primary and secondary schools in the wider region. West Wales combines rural life with practicality, and this property offers a strong balance of both.

For anyone looking in the West Wales and Cardigan Bay area for a well-proportioned home with land, flexible living space and scope to adapt, this one is well worth viewing.

Entrance Hall

16'1" x 12'2"

Lounge

24'3" x 13'0"

Kitchen/Dining Room

25'11" x 14'0"

Rear Porch

5'4" x 5'2"

Landing
14'0" x 8'8" (t shape max)

Bedroom 1
14'0" x 11'10"

Bathroom
10'2 x 8'9"

Bedroom 2
14'0" x 7'5"

Bedroom 3
13'3" x 10'0"

Bedroom 4
13'4" x 8'0"

Walk in Wardrobe/Office
6'8" x 5'2"

Ground Floor Inner Hall
7'0" x 5'5"

Coat Room
8'11" x 5'8"

Additional Hallway
10'2" x 8'9"

Bathroom
10'3" x 9'2"

Utility Room
17'8" x 9'1"

Living Room
21'8" x 15'1"

Conservatory
17'4" x 13'6"

Detached Garage/Shed
16'8 x 12'11

Workshop/Woodstore
14'4 x 12'1

Wooden Shelter
13'2 x 11'3

INFORMATION ABOUT THE AREA:

Rhydlew is a small village with a lovely community, a family-run butcher shop, and a vibrant village hall that offers activities for all ages throughout the year. A short drive away is the village of Brynhoffnant which offers a useful Londis shop, a primary school, and a newly opened village pub. The





bustling market town of Cardigan is only 12 miles away and offers larger amenities.

Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: F- Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains & Solar Electricity

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating, Log burner in the lounge. Cooking: dual fuel range (electric and LPG); oil fired AGA

BROADBAND: Connected – TYPE – Standard *** 52.35Mbps Download, Upload 7.48Mbps *** FTTC – PLEASE CHECK

COVERAGE FOR THIS PROPERTY HERE –

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available EE: 82%; Vodafone: 78%; 3: 73%; O2 64% (as per OFCOM website), please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY – The seller has advised that the garage roof is possibly asbestos

RESTRICTIONS: The seller has advised that there are covenants linked to this property and land. No trade business or profession shall be carried out at the property, except that the property may be used for agricultural and/or horticultural purposes and grazing of horses. Not to develop the land and not to make planning applications on the land without consent in writing from the Transferors. The erection of private, non-commercial stables and ancillary buildings for the stabling of horses shall not be a breach of the covenant. Not to use the property for residential housing (e.g. care home) or any commercial use, not to create a caravan site, scrap yard, playground, not to allow motor sports, and not to site a mobile phone mast on the property.

RIGHTS & EASEMENTS: The seller has advised that Western Power have a wayleave to access 2 poles in our field, for which they pay us the princely sum of about £16 p.a.o

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there is a ramp up to veranda and some wider than standard interior doors.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website

<https://www.gov.wales/land-transaction-tax-calculator> – we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS – PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity.

Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months).

Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required.



Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. Please ensure you read the important information section within our property details, including the following information: The seller has advised that there are covenants linked to this property and land. No trade business or profession shall be carried out at the property, except that the property may be used for agricultural and/or horticultural purposes and grazing of horses. Not to develop the land and not to make planning applications on the land without consent in writing from the Transferors. The erection of private, non-commercial stables and ancillary buildings for the stabling of horses shall not be a breach of the covenant. Not to use the property for residential housing (e.g. care home) or any commercial use, not to create a caravan site, scrap yard, playground, not to allow motor sports,

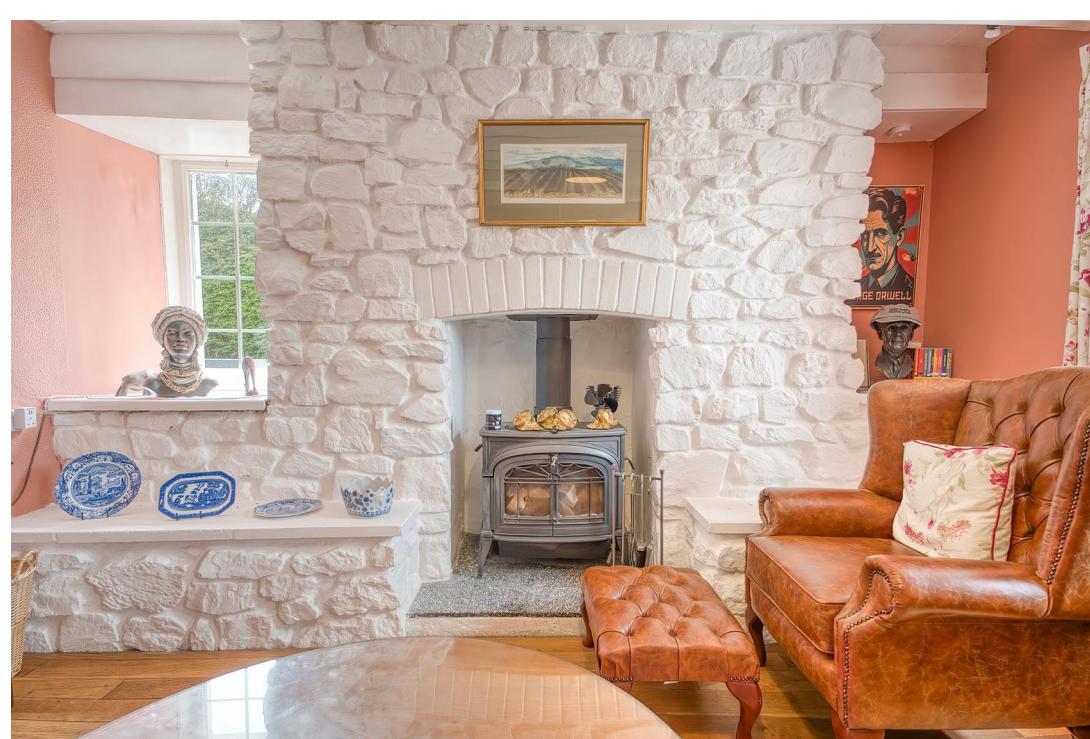
and not to site a mobile phone mast on the property.

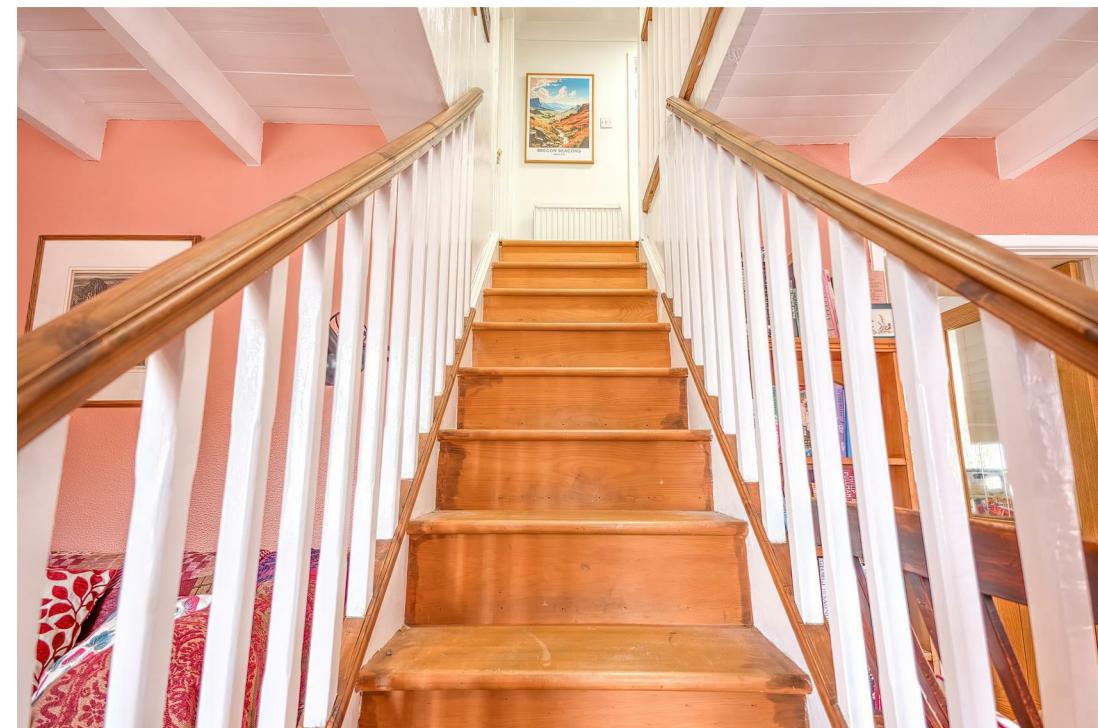
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

TR/TR/07/25/OK/TR













DIRECTIONS:

From Cardigan head north along the A487 until you reach the village of Brynhoffnant, about 12 miles away. Turn right opposite The Bryn ar Bragdy pub, heading for Rhydlewis. Follow this road into Rhydlewis and turn left just before the bridge. Continue past the village hall car park, and then take the first right, continue up the hill for approx 150yards and the property is located on your left,

What3words //storybook.sober.push





Contact Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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