



Glannant, Rhydowen, Llandysul, SA44 4QD

Offers in the region of £270,000

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CARDIGAN
BAY
PROPERTIES

EST 2021



Glannant, Rhydowen, SA44 4QD

- Semi detached cottage
- 3 bedrooms
- Character features
- Office / overflow accommodation
- Within 5 min drive of Llandysul
- Approx. 0.5 of an acre
- Log burner
- Detached workshop & garage
- Stream in garden, bordering the afon Clettwr
- EPC Rating ; E

About The Property

A beautiful property is set in around half an acre, with unique and pretty surroundings, a stream and a river on the edge of the grounds, an additional detached workshop, garage and office. Accessed off a private track within the village of Rhydowen, close to the small market town of Llandysul with all its many local shops, cafes, supermarket and newly opened super school.

This property offers an idyllic setting being on the edge of a stream while offering beautiful country views to the side. Briefly comprising; entrance into the porch with a cupboard to the side housing the oil-fired boiler. This leads you into the kitchen with a range of base and wall units, space and plumbing for a washing machine, gas range oven, sink and drainer, and an archway stepping down to the dining room, with an additional snug area beyond with french doors opening onto the patio garden beyond. From the kitchen, a door opens into the spacious cosy living room, with exposed beams and a stone wall surrounding the fireplace which is fitted with a wood-burning stove and a door out to the front garden. The open slatted wooden stairs lead up to the first-floor landing, to the left of the landing are doors off to spacious double bedrooms and one single bedroom which has a built-in storage cupboard. To the right of the landing are doors to the w/c with sink; airing cupboard; bathroom, with bath and electric shower over and a vanity wash hand basin, and further along the landing is the spacious master bedroom with stairs up to the crog loft above.

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Externally;
To access the house and parking you drive down a small lane to the rear of the semi-detached houses through a gateway to a hardstanding parking area for around 4 cars. There is a range of timber outbuildings, which comprises; a garage, workshop and an office room, (the office room could be adapted to overflow accommodation subject to the necessary regulations) which has a sink and drainer, and a range of base units and electric connected, the formal gardens are to the front and side of the property with fish ponds and a gravel patio area onto the lawns with a range of mature shrubs and flowers and trees, the garden then drops down to the lower garden which is lawned with trees dotted along the land, and benefits from a stream cutting through the land, and then boards the river/afon Clettwr.

- Porch
4'0" x 3'1" (1.233 x 0.944)
- Kitchen
16'4" x 7'10" (4.989 x 2.402)
- Dining Room
11'4" x 10'9" (3.474 x 3.297)
- Snug
10'10" x 7'9" (3.316 x 2.382)
- Lounge
18'9" x 14'6" (5.740 x 4.433)
- First Floor
- Landing
16'0" x 3'0" (4.881 x 0.929)
- Bedroom 1
11'1" x 7'1" (3.382 x 2.177)



Bedroom 2
14'6" x 8'4" (4.441 x 2.543)

Side Landing
7'11" x 2'5" (2.429 x 0.746)

WC
4'7" x 4'5" (1.418 x 1.349)

Bathroom
8'6" x 7'10" (l shape max) (2.604 x 2.393 (l shape max))

Master Bedroom
19'6" x 10'10" (5.964 x 3.319)

Crog Loft
10'8" x 10'8" (3.268 x 3.262)

Externally

Garage
12'3" x 11'9" (3.734 x 3.606)

Workshop
12'2" x 9'3" (3.725 x 2.844)

Office/Overflow
14'5" x 12'6" (4.408 x 3.832)

INFORMATION ABOUT THE AREA:

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: - C, Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating.

BROADBAND: Connected - TYPE - Ultra fast available - Max download speed - 1000 Mbps Max upload speed - 220 Mbps - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Poor Signal / Signal Available , 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 there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised us that the septic tank is located on a neighbours land and shared between the two properties & The lane accessing the property is shared & There is an old right of way on the deeds stating that this property benefits from the right of way over the neighbouring property, front and back, to access its own land.

FLOOD RISK: Rivers/Sea: N/A - Surface Water: N/A. The owner has advised us that the lower back garden flooded in the past due to a fallen tree blocking the bridge. And the lower bottom garden can be liable to flood a little in the winter months.

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 are no special Accessibility/Adaptations on this property.

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.

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. The owner has informed us that the Septic tank was emptied in 2024 and is located in the adjoining neighbour's garden, is shared between the two properties, and is emptied every 10 years. There is an old right of way on the deeds stating that this property benefits from the right of way over the neighbouring property, front and back, to access its own land. The owner has advised us that the lower back garden flooded in the past due to a fallen tree blocking the bridge. And the lower bottom garden can be liable to flood a little in the winter months. The lane accessing the property is shared. For your own safety please ensure you have suitable footwear to walk the land otherwise access will be refused.

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/03/23/TR/OK





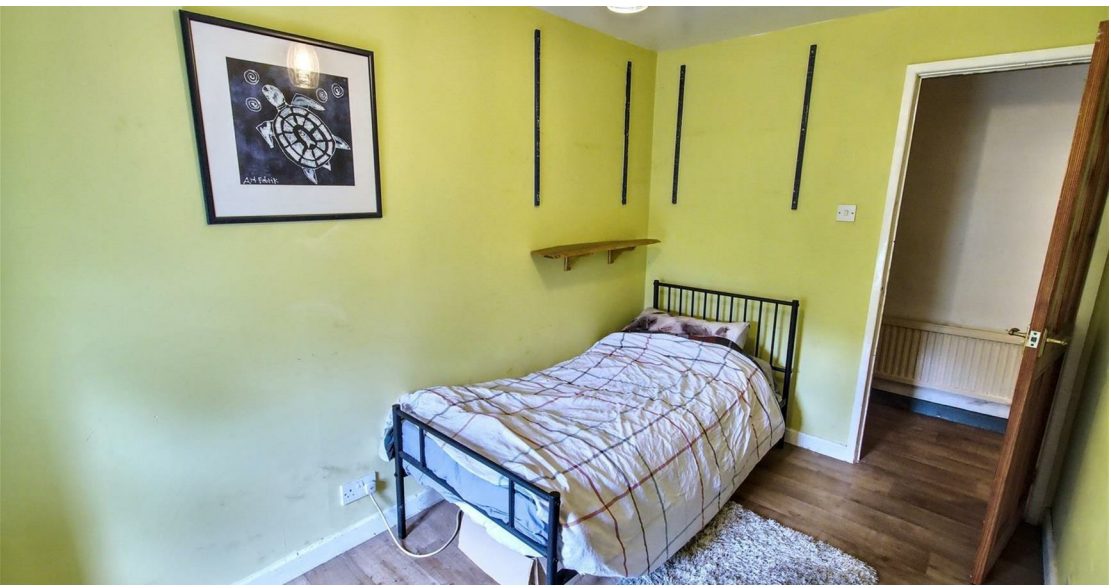


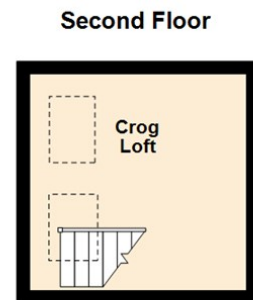
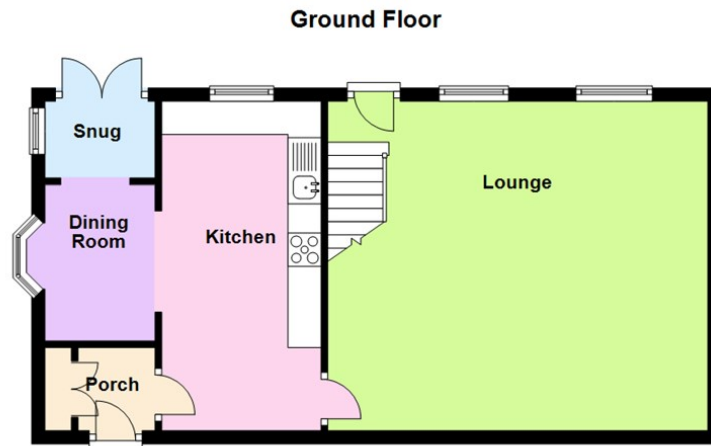
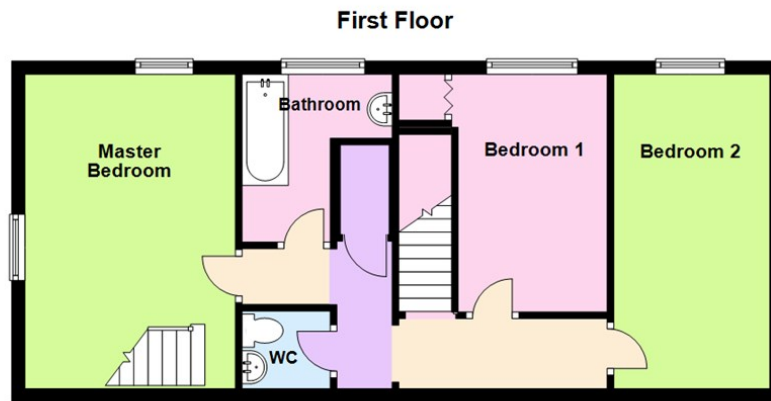
Directions

Head out of Llandysul along the A486 westwards and carry on until you reach the village of Horeb. At the large staggered junction turn right onto the A475 heading for Lampeter. Carry on for about 6 miles to the village of Rhydowen, before you get to the bridge, turn left and as you pass the 1st cottage on your right, directly behind there is a private lane, drive down there and the property gateway is located in front of you, and the cottage is on your right, and it is denoted by our for sale board (located on the main road) What3words: ///mothering aazes airbase

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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