



**Bramble Cottage, Llandysul, SA44 4QD**

**Offers in the region of £260,000**







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- 2 bedroom detached character cottage
- Recently updated with air source heating and solar panels
- Lounge with wood-burning stove and front patio access
- Bespoke fitted kitchen with butler sink and dining space
- Separate utility area with garden access
- Off-road parking with car port and extra gated parking
- Generous rear garden with lawn, beds, and countryside views
- Summer house with power, offering further potential
- Rural West Wales village location, only 10 mins to Llandysul and within reach of Cardigan Bay
- Energy Rating: C

## About The Property

Looking for a charming cottage with character and modern updates, just a short drive from town? This well-kept two-bedroom home in the rural village of Rhydowen offers off-road parking, air source heating, and a generous rear garden with countryside views — all just ten minutes from Llandysul and within easy reach of Cardigan Bay and West Wales.

Tucked into the small village of Rhydowen, this detached two-bedroom cottage blends traditional charm with recent, thoughtful improvements. Set back from the road with plenty of parking and a car port, the house is ideal for anyone drawn to rural life with the convenience of town only ten minutes away.

The front of the house features a neat, enclosed patio area, while a gate at the side gives easy access to the generous rear garden. There's a second access gate and extra parking to the other side, making this layout especially handy for visitors, deliveries or storing a trailer or caravan. The gravelled driveway can comfortably take 2 cars, and the car port adds extra parking space & shelter from the elements.

Once inside, the living room is warm and characterful with a wood-burning stove set into a slate hearth — a lovely feature for colder evenings. There's a sliding patio door leading out to the front patio, which lets in plenty of natural light. Wood effect flooring adds a rustic finish, tying in nicely with the cottage feel. From here, there's access to the main bedroom and a hallway that links to the kitchen and bathroom.

The kitchen and dining area has been updated with open wooden units and a butler-style sink. It's an honest and practical space with room for a range-style cooker, a dishwasher, and a family-sized table. There's also a handy built-in pantry cupboard, perfect for storing dry goods or keeping clutter out of sight. Steps lead up from the hallway, giving the kitchen a slightly raised aspect which adds a sense of separation without closing anything off.



Details Continued:

Off the kitchen is a porch-style utility area with tiled floors, plumbing for a washing machine, and back doors leading to both the side and rear gardens. This is a great practical space — easy to keep clean and useful in daily life.

The bathroom, updated in recent years, is a Jack-and-Jill style room with a short bath and shower over, wash basin, and toilet. Wooden floors continue the natural feel of the home, and the dual access points make it easy to reach from both the hallway and the bedrooms. The rear hallway links the bedrooms and a window with views out towards the back garden and doors into the bedrooms.

Both bedrooms have character in their own way. The main bedroom features built-in storage and a sliding door into the lounge. It also has a front-facing window and wooden floorboards. The second bedroom is a good-sized double with windows front and back, offering countryside views and plenty of daylight.

Externally:

Outside, the rear garden is generous in size and fully enclosed with fencing all around. Mostly lawn, with flower beds, mature shrubs, and paved paths leading through the space, there's plenty of room to grow vegetables, let dogs run, or simply enjoy the open

outlook. At the top of the garden, there's a summer house — a bit dated in places but full of potential. It's already connected to electricity, so with a bit of care could make a great home office, craft space or somewhere to enjoy a cuppa while the sun goes down.

With air source heating, solar panels, and a solid energy rating, the cottage is also well set up for the future. This is a home that's ready to live in, with scope to make it one's own over time — whether that's through garden projects, summer house improvements or adding personal touches inside.

INFORMATION ABOUT THE AREA:

The overall setting is what makes this property feel like a genuine lifestyle move. Rhydownen itself is a traditional West Wales village, tucked between Llandysul and Lampeter, with easy access to local shops, country pubs, and the kind of green rolling landscape that makes this part of Ceredigion so well loved. The River Teifi runs nearby, and for those who enjoy time outdoors, the area offers everything from canoeing and walking to garden pottering and wildlife watching.

Llandysul is the closest town and has supermarkets, schools, pubs, a vet, local shops, and the well-known Llandysul Paddlers Canoe Club. Cardigan is just under 20 miles west and Newcastle Emlyn is under 10 miles away, giving options for coast days, town errands, or just a good coffee and a wander around.

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.

Lounge  
14'6" x 14'2" max  
  
Hall  
9'1" x 7'6" – I shaped  
  
Kitchen/Diner  
10'10" x 20'6" max

Utility  
5'10" x 5'0"  
  
Bathroom  
8'4" x 6'3" max

Rear Hall  
16'4" x 3'1" max

Bedroom 1  
10'2" x 15'1"

Bedroom 2  
9'4" x 12'10"

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

COUNCIL TAX BAND: D – Ceredigion County Council  
TENURE: FREEHOLD  
PARKING: Off-Road Parking & Carport  
PROPERTY CONSTRUCTION: We are advised by the owners that the front part of this property is timber construction covered with render externally and insulated internally, it has been extended to the rear and side, which the owners inform us is of traditional build.  
SEWERAGE: Private Drainage / Mains Drainage  
ELECTRICITY SUPPLY: Mains / Solar Electricity  
WATER SUPPLY: Mains  
HEATING: Air Source Heating  
BROADBAND: Connected- TYPE – Superfast /







Standard - 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 , 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 that there are none that they are aware of.

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 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. 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 via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. 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.

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 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/HW/07/25/OK























### DIRECTIONS:

From Llandysul, head along the A486 westwards heading towards Synod Inn. In the village of Horeb turn right onto the A475 heading to Lampeter. Travel through the village of Pren-Gwyn and into Rhydowen. As you enter the village of Rhydowen, just before reaching the bridge there is a small left hand turn, turn down this lane and the property is the first on the left hand side.

What3Words:///swanky.wired.candle







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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