



CARDIGAN
BAY
PROPERTIES

EST 2021

Caerwennog, Rhos, Llandysul, SA44 5AH

Offers in the region of £515,000



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E



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- Detached three-bedroom period home
- Two spacious reception rooms
- Set within 0.63 of an acre, beautifully maintained gardens with mature trees and stream
- Potential annexe conversion, subject to planning consent
- Countryside views from many rooms
- Rural setting just outside the village of Rhos
- Farmhouse-style kitchen with dining space
- Detached workshop/studio with excellent versatility
- Detached garage and extensive off-road parking
- EPC Rating : E

About The Property

Looking for a character home with space to grow, a substantial workshop and beautifully kept gardens?

Set in a rural location just outside the village of Rhos, this attractive detached period home combines original character with generous living space, a detached former barn now used as a workshop and studio, and over half an acre of grounds that provide both privacy and room to enjoy the surrounding countryside. The detached outbuilding also offers potential for conversion into an annexe or holiday accommodation, subject to the necessary planning consents.

Approached through double gates onto a generous gravel driveway, the property immediately creates a welcoming first impression. The traditional façade, mature trees and carefully maintained gardens sit comfortably within the surrounding countryside, while ample parking and a detached garage provide plenty of practical space.

The entrance hall reflects the character found throughout the house, with original tiled flooring, stained glass detailing and an impressive staircase rising to the first floor. The proportions are immediately noticeable, with high ceilings, period features and natural light creating a bright and welcoming feel.

The main sitting room is a particularly elegant reception room centred around a decorative feature fireplace, complemented by large windows overlooking the gardens. Across the hallway, the second reception room offers a more relaxed atmosphere with an attractive feature fireplace, making it an ideal family room or cosy evening retreat.

To the rear, the farmhouse-style kitchen is both practical and full of character. Traditional cabinetry, space for a recessed range cooker and space for family dining make it a room designed for everyday living, while windows on multiple elevations frame views across the gardens and surrounding countryside. A useful ground floor cloakroom and utility areas completes the accommodation downstairs.



Continued

The first floor continues the generous proportions, with three well-sized double bedrooms, each enjoying attractive rural outlooks. The principal bedroom is particularly spacious, while the family bathroom features both a separate shower and a freestanding roll-top bath positioned to take advantage of the far-reaching countryside views.

Outside is where the property continues to impress. The gardens have clearly been lovingly maintained, with sweeping lawns, colourful borders, mature trees and a small bridge crossing a gentle stream, creating several attractive areas to sit and enjoy

throughout the seasons.

A detached former barn has been sympathetically converted into an extensive workshop and studio space. Currently arranged as a creative workspace with separate storage, WC facilities and mezzanine storage, it provides tremendous flexibility for anyone working from home, pursuing hobbies or requiring substantial storage. Given its size and layout, there is clear potential for conversion into a self-contained annexe, guest accommodation or holiday let, subject to obtaining the necessary planning permissions and building regulations.

A detached garage sits alongside, while

the extensive driveway provides parking for numerous vehicles.

Altogether, this is a home that offers far more than simply three bedrooms. It combines period character, practical family accommodation, versatile outbuildings and beautifully established gardens in a countryside setting, while remaining within easy reach of local amenities and the wider West Wales coastline.

Situated just outside the village of Rhos, the property enjoys a rural setting surrounded by open countryside while remaining convenient for everyday amenities. The nearby market towns of Newcastle Emlyn, Cardigan and Llandysul are all within comfortable driving distance, offering independent shops, supermarkets, schools and leisure facilities. The spectacular Cardigan Bay coastline, with beaches such as Aberporth, Tresaith and Llangrannog, is also easily accessible, making this an excellent location for those wanting countryside living without feeling isolated.

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.

Entrance Hallway

3'10" x 4'0"

Hallway

12'0" x 12'5" (max I shape)

Living Room/Study

12'4" x 12'2"

Living Room

16'4" x 11'4"

Kitchen

10'10" x 12'3"

W/C / Utility Room

9'5" x 7'9"

Porch/Utility Area

5'5" x 5'2"

Landing

7'0" x 7'1" (I shape)

Bedroom 1

12'11" x 12'4"

Bedroom 2

15'10" x 11'6"

Bedroom 3

12'7" x 12'4"

Walk in Store Room

9'8" x 3'6"

Bathroom

9'8" x 8'4"

Additional Building

Main Room/Workshop

21'1" x 15'10"

Hallway

4'11" x 7'6"

W/C

4'11" x 7'7"

Reception Room

9'1" x 15'10"

Attic Area (restricted head space)

Detached Garage

20'1" x 11'11"

Small Tin/Garage





IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: E - Carmarthenshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil servicing the hot water and central heating

BROADBAND: Connected - TYPE - Standard

***Download: _150__Mbps Upload: __30__Mbps

*** FTT* - PLEASE CHECK COVERAGE FOR THIS

PROPERTY HERE - <https://checker.ofcom.org.uk/>

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

MOBILE SIGNAL/COVERAGE INTERNAL: , variable in-home/ 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 no issues that they are aware of.

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

RIGHTS & EASEMENTS: The seller has advised that there they have a right to take water from spring in the field, at the rear of the property, as described in Land Registry Registration.

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, but over 1km away there may be applying for planning for a solar farm

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.

VIEWINGS: By appointment only. Please read the above information carefully. Please watch the full walk through video tour on our YouTube channel before arranging a viewing -

<https://www.youtube.com/@cardiganbayproperties>.

There is a small corner of garden that is not on the title register, the owners are happy to provide a statutory declaration and an indemnity policy to cover this. Please note the cooker and white goods are not included in the sale.

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.

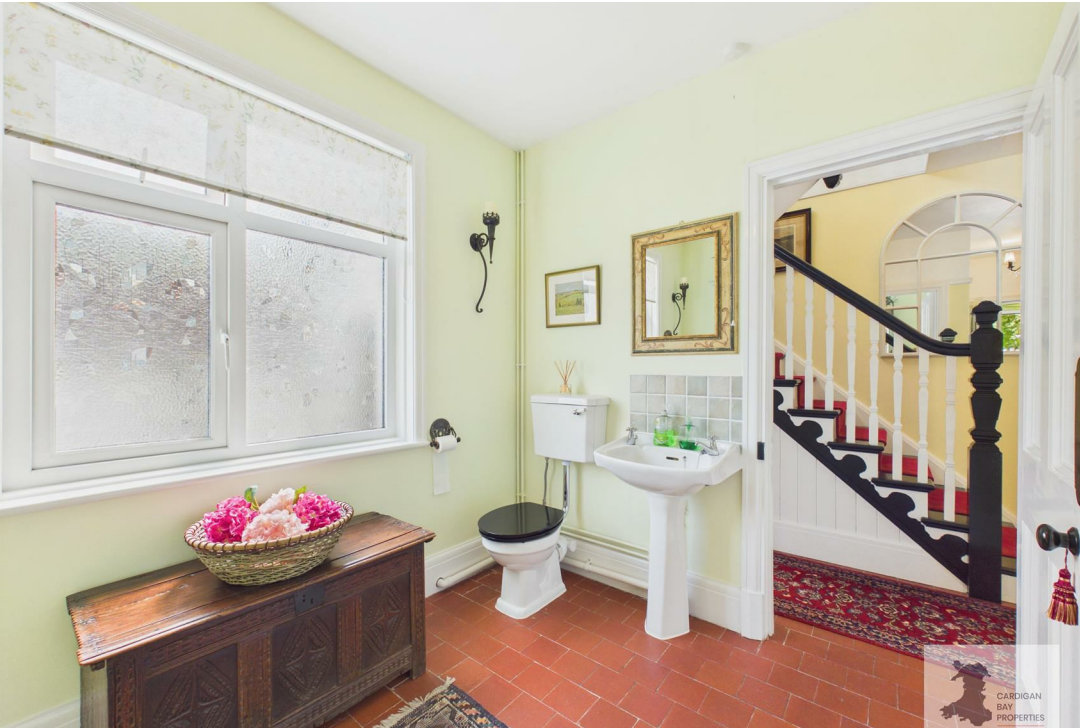
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

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.

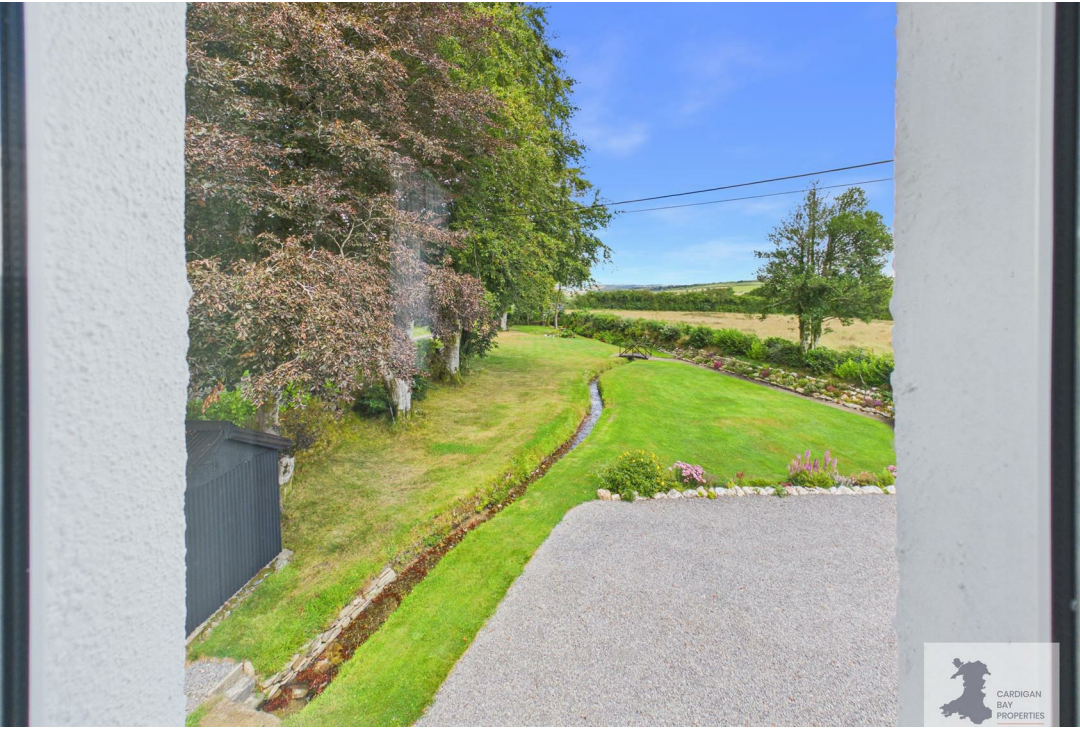
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DIRECTIONS:

Head out of Newcastle Emlyn towards Carmarthen on the A484 and continue until you reach the village of Rhos. Drive through the village, passing the Lamb Inn on your right. and continue past the primary school on your left, Turn left at the church, continue to the end of the road then turn left the property is located on your right.

What3words ///trickles.eliminate.slips





Approximate total area^m
241.1 m²

Reduced headroom
23 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	44	
(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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