



Bronwylfa , Rhydlewis, SA44 5RH

£499,950

A four bedroom smallholding with 3.50 acres of grounds, sand school, traditional stone range, and static caravan. The accommodation comprises: Boot Room, Open Plan Kitchen/Dining/Family Room, Hall, Living Room, Study, Shower Room, Bedroom Four, First Floor Landing, Three Bedrooms and a Family Bathroom.

Viewing Highly Recommended To Appreciate The Accommodation.

## Directions

From Cardigan take the A487 towards Aberystwyth, and continue on this road until you get the village of Brynhoffnant, there will be a turning on your right hand side (opposite the Y Bryn a'r Bragdy pub & brewery) onto the B4334 signposted Rhydlewys, take this turning and continue along this road down into the village of Rhydlewys, drive through the village over a small bridge and you will see a chapel on your left, turn/fork right after the chapel, continue on this road and the property is located on your left after the bend

What 3 Words:- ///volume.september.stays

uPVC double glazed entrance door to:

## Boot Room

Tiled flooring, uPVC double glazed window to the side, stable door to:

## Open Plan Kitchen/Dining/Family Room



Tiled flooring throughout with feature exposed stone walls and fireplace, triple aspect windows to the front side and rear, radiators, flowing through to an open hallway and stairs accessing the first floor.

## Kitchen Area



The kitchen area has a range of wall and base units with complimentary worktop surface over, inset stainless steel sink unit and drainer, integrated electric double oven, four ring gas hob with tiled splash back and extractor hood over, void and plumbing for a washing machine and dishwasher and a fridge freezer.

## Hall

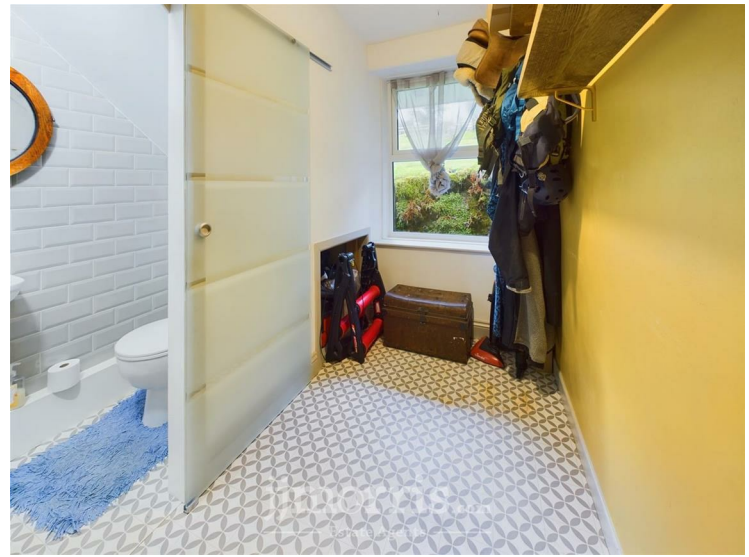
Tiled flooring, doors to:

## Living Room



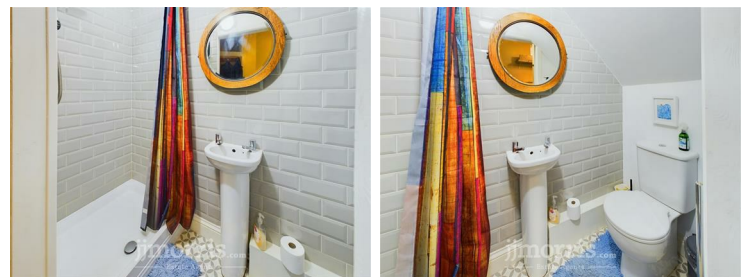
Dual aspect uPVC double glazed windows, uPVC double glazed French doors to the front, feature stone fireplace with wood burning stove and slate hearth, exposed stone wall with fireplace and recessed wooden mantle. Two radiators.

## Study



uPVC double glazed window to the rear. Sliding door to:

## Shower Room



Shower tray with electric shower over, low flush w.c. Pedestal hand wash basin, tiled walls, extractor fan.

### Bedroom Four



Exposed stone fireplace, uPVC double glazed window to the rear, radiator.

The vendor advises that the dividing wall between the study and bedroom four is studwork and could potential to be removed to create a larger bedroom with ensuite if desired.

### FIRST FLOOR

Turned staircase with Velux window over leads to:

### Landing



Wooden flooring, loft access. Doors to:

### Bedroom One



Spacious room with two Velux windows and a double glazed window to the side, exposed wooden flooring.

### Bedroom Two



Velux window, wooden flooring.

### Bedroom Three



Velux window, wooden flooring.

### Family Bathroom



'P' shaped bath with curved screen and shower over, low flush WC, pedestal hand wash basin, part tiled walls, electric shaver socket, extractor fan, wooden flooring, Velux window, airing cupboard,

### Externally

## Stable Block



There is a detached stable block with two stables in an enclosed open area to the front, giving the horses more room, located to the back of the stables is a static caravan (not connected to services) this is also been used for storage, but has apparently been occupied previously, there is a pathway that also leads up to the sand school/menage and field shelter.



The property is located on a small B-road with access through a gated entrance into a gravelled parking area suitable for parking several vehicles. Steps lead through an enclosed area with a wooden gate to the property. There is a formal lawned garden to the front, with a pathway around the side of the porch passing the coal shed and side store with a few more steps leading you to the lawn garden to the rear of the property with some mature trees and shrubs, at the back of the cottage there is a concrete pathway with the cottage roof overhanging the pathway, giving the owners an additional sheltered area to use.

## Traditional Stone Range



Situated to the side of the yard, and is split into four sections, with a small log store off to one side, the traditional range is made of stone and some blocks with a corrugated roof.

## The Land



The fields are accessed along a gated track located between the outbuildings and house, passing the small Dutch barn on your left with additional lean-to's, firstly reach the sand school/menage on your left, then above this is a pasture area that takes you to the orchard beyond, further up the track there is the first paddock/meadow to your left, and then up to the end of the track is the larger paddock/meadow.

## Utilities & Services

Heating Source: Oil fired central heating

Services:

Electric: Mains

Water: Mains

Drainage: Septic Tank

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Ceredigion County Council

Council Tax: Band E

## Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

## Broadband Availability

According to the Ofcom website, this property has standard broadband available, with speeds up to 5mbps upload and 28mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include

satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Yes & Data - Yes

Three Voice - Yes & Data - Yes

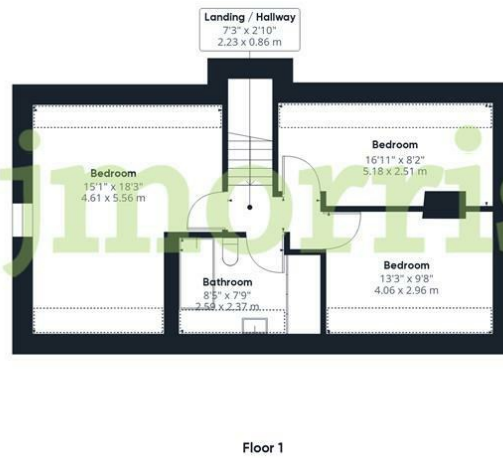
O2 Voice - Yes & Data - No

Vodafone. Voice - No & Data - No

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



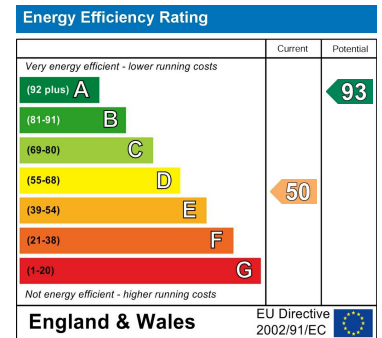
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.