



The Smallholding Centre

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3 Bed Detached House

£399,000



Arlyn, Maesllyn Llandysul, SA44 5LD

An immaculately presented 3 bed detached house set in around a quarter of an acre of very attractive gardens located in the quiet little hamlet of Maesllyn, itself situated about a 15 minute drive into the larger market town of Newcastle Emlyn. The house has a modern kitchen / diner, lounge with woodburner, dining room, then into what could be utilised as an annex for an elderly relative with its own independent access with a utility/kitchen, bedroom 1 with ensuite, on the first floor there are a further 2 double bedrooms, one of which is ensuite together with a 3rd family bathroom. Outside the excellent gardens are mainly to lawn with fruit and vegetable growing areas and places to sit and enjoy the view over the surrounding countryside.

Key Features

3 Bed Detached House

Immaculate Presentation

Possible Self Contained Annex

Suit Multigenerational living

Superb Well Tended Gardens

3 Bathrooms All In

Quiet Small Hamlet Of Maesllyn

Energy Rating: E

Ground Floor

Accommodation - Entrance via hardwood door into:

Lounge - 14' 9" x 15' 10" (4.5m x 4.85m) With two double-glazed windows to the side and rear, wood-burning stove in situ, exposed beams, staircase to first floor, under-stairs storage cupboard, 2 radiators, door off to:

Dining Room - 14' 7" x 8' 6" (4.46m x 2.6m) With double-glazed window to the front, exposed beams, radiator, double-doors into:

Kitchen / Breakfast Room - 25' 3" x 9' 10" (7.7m x 3.02m) Accessed via the lounge and dining room, with two double-glazed windows to side and rear, exposed beams in the kitchen area, a "Blonde Oak" kitchen units with granite work surfaces over, under-mount sink, integrated double oven (new Jan 2023), dishwasher (new Jan 2023), microwave, larder fridge (new Jan 2023), pull-out food storage unit, 6-burner LPG hob with high power extraction unit (new Jan 2023), door to potential annexe, two radiators.

Side Porch - Accessed off kitchen/diner with window to side and door out to side of house and car-parking area.

Self-Contained Annexe - On the ground floor, this can be accessed via both the kitchen and an external door and the inner hallway.

Entrance / Inner Hallway - With door to outside, tiled flooring, door into bedroom and:

Utility - 7' 5" x 7' 0" (2.27m x 2.15m) Could easily be adapted to provide a kitchen for the annexe with a window to rear, stainless steel sink, LPG wall-hung boiler (fitted 2022), space and plumbing for washing machine, various wall and base units.

Bedroom 1 (En-Suite) - 13' 11" x 11' 10" (4.25m x 3.62m) into recess.

With 2 windows to the front, feature radiator, door into:

En-Suite Shower Room - A recently refurbished bathroom suite with obscured glazed window to side, corner shower cubicle, wash hand basin, low level flush WC, radiator, tiled flooring, part-tiled walls.

First Floor

First Floor - Accessed via staircase in lounge and giving access to:

Landing Area - With access to insulated and boarded loft space, doors into:

Bedroom 2 (En-Suite) - 14' 6" x 16' 1" (4.45m x 4.93m) L-shaped max.

With two double-glazed windows to the front providing lovely views over the gardens and valley, dressing area in L-shape, coving to ceiling, radiator, door to:

En-Suite Bathroom - Recently refurbished with large feature panelled bath, low level flush WC, wash hand basin, large double walk-in shower cubicle, tiled flooring, chrome towel rail, radiator.

Bedroom 3 - 14' 7" x 8' 6" (4.46m x 2.61m) With double-glazed windows



Beautiful Gardens



Lounge



Lounge - Another View



Lounge from Staircase

to the front, again with views, coving to ceiling, radiator.

Bathroom - Bathroom suite with large 'D' shaped bath (room for 2) with shower over with rail & curtain, pedestal wash hand basin, low level flush WC, tiled flooring, large airing cupboard, radiator, double-glazed window to the side, part-tiled walls.

Exterior

Externally - The property is accessed via a small country road giving access to a tarmacadam driveway with parking for 3 vehicles. There are lovely lawned areas to the front with evergreens and views across the valley. To the side, there is a paved patio area with a useful timber shed, a log store, greenhouse, vegetable growing areas, LPG storage tank. All the house and gardens have been very well maintained by our clients and the property is a credit for all their hard work over the years.

General Information - Viewings: Strictly by appointment with the agents, Houses For Sale in Wales.

Tenure: Freehold

Services: Mains electricity, mains water, private drainage (septic tank), LPG central heating (new boiler installed 2022).

Council Tax: Band E, Ceredigion County Council

Directions - From Newcastle Emlyn, take the Ffostrasol road. Continue along to the village of Penrhiwpal. Take a right turn here sign-posted Coed y Bryn (just before Lewis Rhydlewys bus depot). Proceed along here into the village. In the square, turn left towards Maesllyn. When you reach Maesllyn, Arlyn is the first on the left after the bridge.



Dining Room



Kitchen / Breakfast Room



Kitchen



Utility or Annexe Kitchen



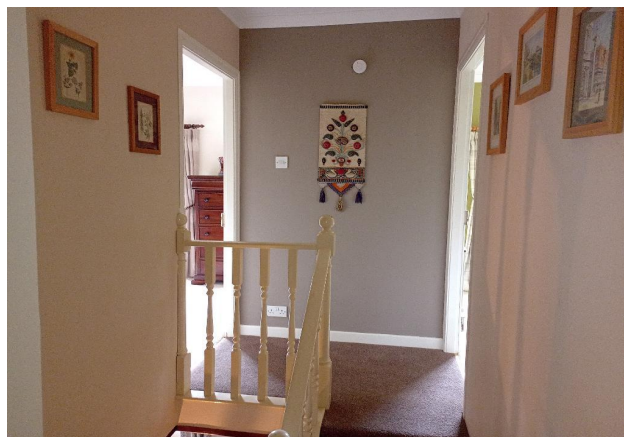
Downstairs/Annex Bedroom



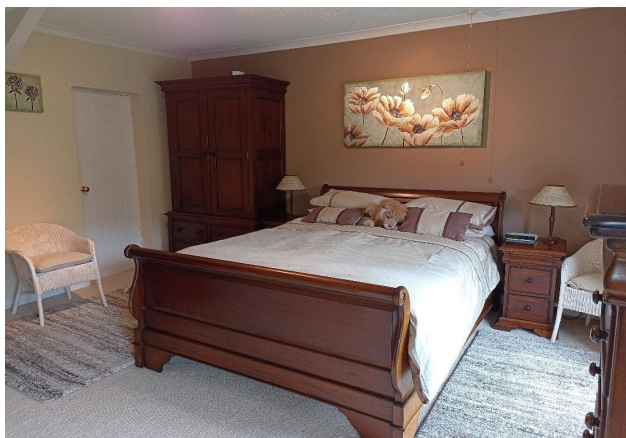
Another View



Ensuite to Bedroom 1



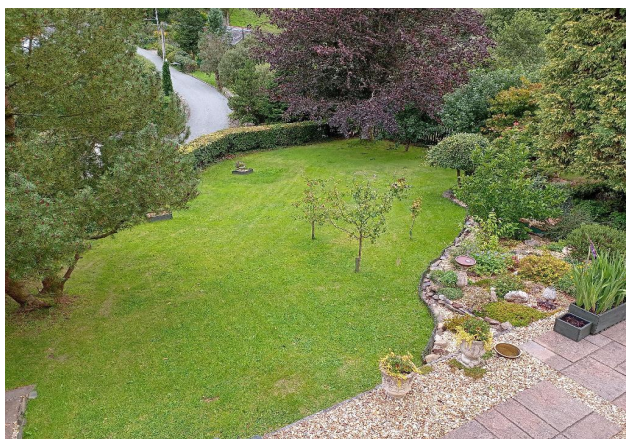
First Floor Landing



Bedroom 2



Bedroom 2 - Another View



View from Bedroom 2



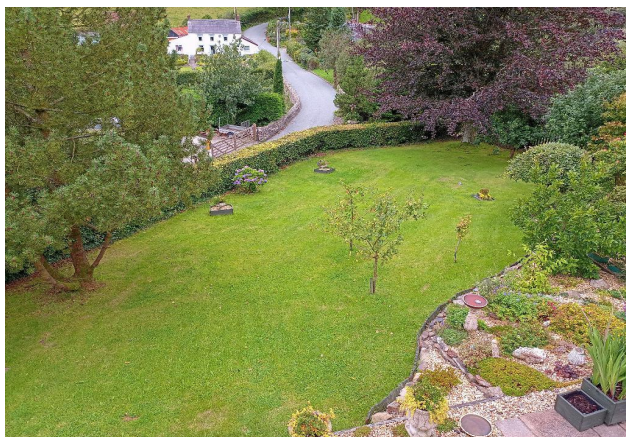
Bedroom 2 - Ensuite



Bedroom 2 Ensuite - Another View



Bedroom 3



View from Bedroom 3



Family Bathroom



Potential Annex



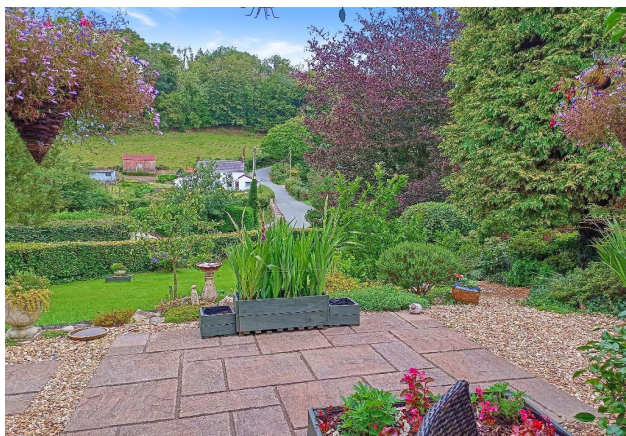
Close Up View of House



Garden and Views



Patio Area



View From Patio Area



Vegetable / Flower Beds



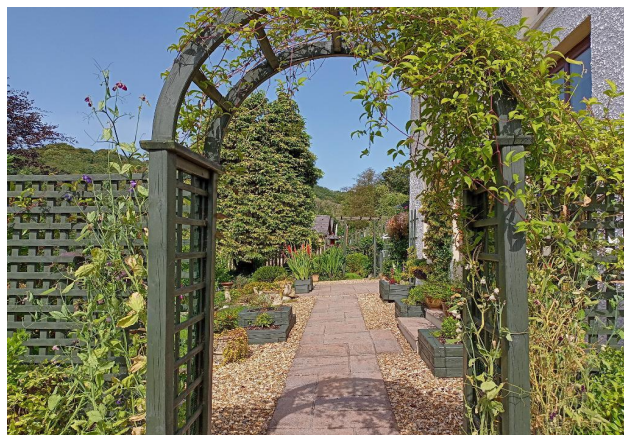
Another View



Another View



Garden and Patio



Through The Archway

Floorplans



For Identification Purposes Only.
Plan produced using PlanUp.
Arlyn

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	42 E	
21-38	F		
1-20	G		