



The Smallholding Centre

1 Cawdor Terrace ☎ 01239 621 303

Newcastle Emlyn ✉ info@thesmallholdingcentre.co.uk
SA38 9AS

4 Bed Cottage

Offers in Region of
£350,000



Tro Lon, Unmarked Road Rhos, Llandysul, SA44 5AH

Tro Lon is a character extended 3/4 bedroom detached cottage set in a completely private location with no immediate neighbours and surrounded by farmland on the edge of the little rural village of Rhos which still has a bus service between Carmarthen - Newcastle Emlyn - Cardigan. In the Cottage there is a lounge with an open fireplace leading into a large kitchen / breakfast room, a downstairs bathroom, bedroom 4, a home office (currently used for storage), a lean - to utility, on the first floor, accessed by a completely "one off" bespoke staircase there are a further 3 double bedrooms. Outside there is a timber building and a 2 bed caravan used for overflow accommodation with parking for 3 vehicles and pv panels for electricity on the roof. So if you want character and enjoy living in a completely private rural location without being isolated then Tro Lon could be just what you're after. MANAGERS NOTES; There are currently (as of Dec 24) 30 acres of pastureland adjacent to this property that is available to buy via a third party via another local estate agent should this be of interest to any potential purchaser.

Key Features

Character 3/4 Bedroom Cottage

Complete Privacy Surrounded By Fields

No Immediate Neighbours

Superb Feature Staircase

2 Bed Caravan For Overflow Accommodation

Off Street Parking For 3 Vehicles

Edge Of Rhos Village

Energy Rating: D

Ground Floor

Accommodation - Entrance via timber double-glazed door into:

Porch - With quarry tiled flooring, glazed panels on two sides, stable-style door into:

Lounge - 13' 3" x 15' 7" (4.05m x 4.77m) With double-glazed window to the front, feature stone open fireplace with slate hearth, exposed ceiling beams, radiator, door into:

Downstairs Bedroom 4 - 7' 0" x 13' 3" (2.15m x 4.05m) With double-glazed window to the front, exposed beams, radiator.

Kitchen / Breakfast Room - 13' 5" x 18' 4" (4.1m x 5.6m) With double-glazed window to the rear providing excellent views over open countryside, a range of base units, enamelled sink, freestanding LPG cooker, "Rayburn Royal" cooking range (solid fuel), beautiful feature one-off staircase to the first floor, exposed ceiling beams, radiator, door out to:

Side Conservatory/Utility - 8' 8" x 13' 8" (2.66m x 4.2m) With double-glazed roofing panels, stable-style door out to gardens, door into:

Home Office - 8' 7" x 16' 4" (2.62m x 5m) With double-glazed window to side, two doors either end, chrome radiator. This room is currently used for storage.

Downstairs Bathroom - With double-glazed window to side, feature roll-top bath, pedestal wash hand basin, low level flush WC, quarry tiled flooring, radiator, part-tiled walls, floor-standing oil-fired boiler.

First Floor

First Floor - Accessed via the bespoke staircase, which is a complete "one-off" (see pictures)

Master Bedroom 1 - 15' 4" x 13' 1" (4.7m x 4m) into recess.

With double-glazed window to rear providing excellent views over rolling countryside, Velux roof window to side, exposed wooden floorboards. (This room currently has a curtain partition but would be better with a normal door), radiator.

Bedroom 2 - 13' 6" x 10' 11" (4.13m x 3.33m) into recess.

With double-glazed window to side and Velux roof window to rear, radiator.

Bedroom 3 - 12' 3" x 13' 7" (3.75m x 4.15m) into recess

With double-glazed window to side, Velux roof window to front, radiator.

Exterior

Externally - This property enjoys complete privacy tucked away down a single-track tarmac roadway where hardly a car goes by and with no immediate neighbours.

As you arrive, there are 2 parking spaces to the right-hand side of the property, with a 3rd parking space to the left-hand side.



Front View Off Very Quiet Road



Another Front View



Lounge - View 1



Lounge - View 2

The gardens are generally laid to lawn and surrounded by open farmland on all four sides with far-reaching views and all situated just a 15-minute drive into the bustling little market town of Newcastle Emlyn.

On site there is also a 2-bed caravan.

General Informaton - Viewings: Strictly by appointment with the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales.

Tenure: Freehold

Services: Mains electricity, mains water, private drainage (septic tank), oil-fired central heating.

As you can see from the photographs there is also a 4kw pv system on the front roof which provides some electricity during daylight hours, more in the summer than the winter of course.

Council Tax: Band D, Carmarthenshire County Council

Directions - From Newcastle Emlyn, take the A484 and continue for 7 miles into Rhos. Proceed through the village and turn left at the church (& before the bus shelter). Proceed down this road to the junction. Turn left and proceed for 750m and the property is on the left-hand side, on the road, on a right-hand bend, denoted by our For Sale board.

Google Co-ordinates: 51.999624180809406, -4.343757530941852

What3Words: ///composes.extension.spearing



Lounge - View 3



Kitchen - View 1



Kitchen - View 2



Kitchen - View 3



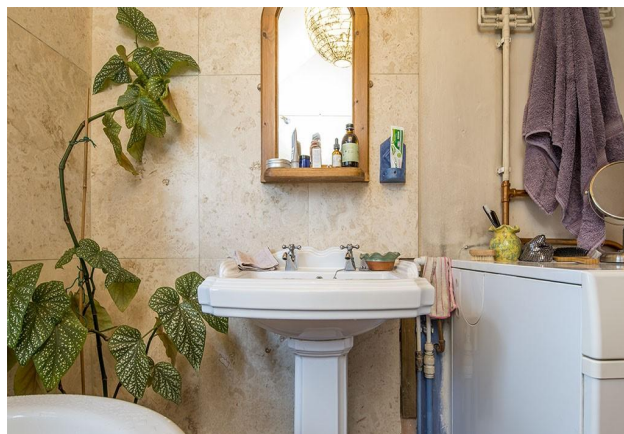
Kitchen - View 4



Bespoke Staircase



Bathroom - View 1



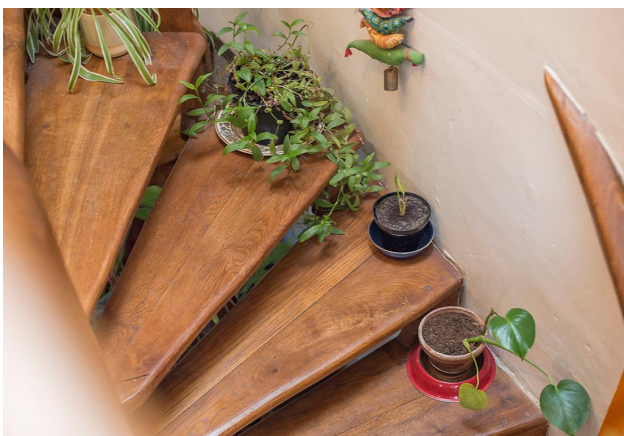
Bathroom - View 2



Bespoke Staircase



First Floor Landing



Bespoke Staircase



Bespoke Staircase



First Floor Landing



Master Bedroom 1



Master Bedroom - View 2



First Floor Landing



Bedroom 2



Bedroom 3 - View 1



Bedroom 3 - View 2



Bedroom 3 - View 3



Useful Caravan



Greenhouse And Gardens



Close Up Rear View



Pretty Garden Flowers



Timber Outbuilding



Aerial View In Winter

Floorplans



For Identification Purposes Only.
Plan produced using PlanUp.
Tro Lon

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		