



The Smallholding Centre

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SA38 9AS

2 Bed Semi-Detached

Offers in Region of

£237,500



Rhiwfelen, Unmarked Road Maesycrugiau, Pencader, SA39 9LZ

Rhiwfelen is a very nicely presented 2 bed semi detached house set in a very attractive location on the edge of Maesycrugiau village enjoying a wooded backdrop with far reaching views from the well maintained spacious gardens amounting to just under half an acre all in. In the property there is a modern kitchen / diner, porch area, lounge, bathroom, utility / store room, on the first floor there are two double bedrooms. Outside there are large gardens with a lovely decked seating area to enjoy the peaceful setting that Rhiwfelen provides, there is also (subject to any consents required) a possibility to use a secondary access at the top of the gardens to try to get planning for a building plot if this were of interest to a potential buyer. Country living for under £240,000.

Key Features

Character 2 Bed Semi Detached House

Set In Just Under Half An Acre

Beautiful Setting With Wooded Backdrop

Far Reaching Views From Gardens

Potential Plot (stp)

Very Nicely Presented

Edge Of Maesycrugiau Village

Energy Rating: D

Ground Floor

Accommodation - Entrance via front door leading to:

Hallway - With staircase to first floor, door leading into:

Lounge - 15' 4" x 14' 6" (4.7m x 4.45m) With window to the front, fireplace with electric fire inset, under-stairs storage cupboard, built-in storage cupboards and shelving, tiled flooring, beamed ceiling, door leading through to:

Kitchen / Dining Room - 15' 4" x 8' 9" (4.7m x 2.67m) A good sized kitchen with windows to side and rear, a range of fitted wall and base units with work surfaces over, built-in oven & hob with extractor over, fitted dishwasher, stainless steel sink/drainer unit, tiled splash back, door to side porch with a stable-style door leading to outside, steps up to:

Small Hallway - With door to utility/storage area, door to bathroom.

Bathroom - 7' 8" x 4' 7" (2.36m x 1.42m) With obscured-glazed window, panelled bath with shower over, low level flush WC, wash hand basin set in vanity unit, part-tiled walls.

Utility / Storage Area - 13' 1" x 8' 6" (4.01m x 2.6m) With a raised block platform with space and plumbing for washing machine and tumble dryer, corrugated roofing, part-plasterboarded walls

First Floor

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

Landing Area - With doors off to:

Master Bedroom - 15' 3" x 8' 11" (4.65m x 2.74m) With window to the front, Velux roof window to rear, radiator.

Bedroom 2 - 12' 2" x 9' 4" (3.73m x 2.87m) With window, Velux roof window, radiator.

Exterior

Externally - The property is approached from a country lane with a gravelled path leading to the front door with hedge boundary to the front. There is a parking area to the side of the property where there is also a good sized gravelled seating area. Steps lead to the main garden area which is gently sloping and extends to the rear of the property providing views over the surrounding countryside. There is also a further patio seating area to the rear. The grounds extend to just under half an acre in total.

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

Tenure: Freehold

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

Council Tax: Band C, Ceredigion County Council



Name Plaque At Driveway Entrance



The Main Entrance



Tarmac Drive To Parking Area



Side View Of House

Directions - From Newcastle Emlyn to Llandysul. Take the B4336 to Llanfihangel Ar Arth. At the crossroads in Llanfihangel turn left and proceed past the National Grid, over the river bridge and take the next right-hand turning. Continue for 650m until you see a left-fork. Take the left fork and proceed for 230m and Rhiwfelen is the first of a pair of stone semis on the left-hand side (green door/windows).
Google Co-ordinates: 52.04701765378742, -4.252213269941961
What3Words: ///humid.over.irony



Name Plaque On House



Front View Of Rhiwfelen



Kitchen /Diner



Kitchen / Diner -View 2



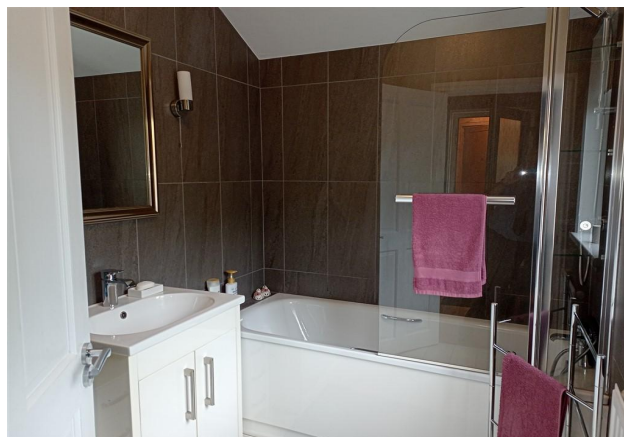
Entrance Porch



Main Lounge



Lounge - View 2



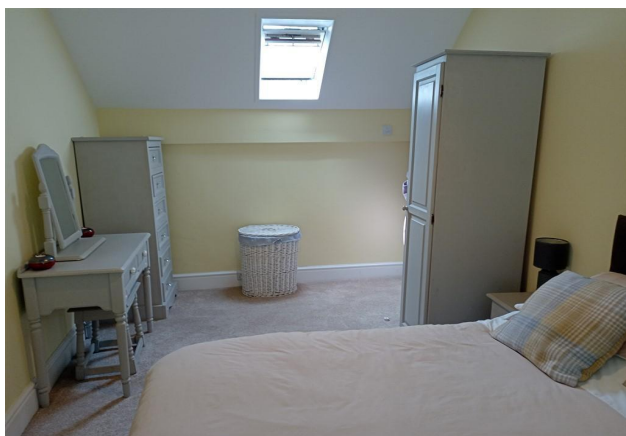
Bathroom



Bedroom 2



Bedroom 1



Bedroom 1 - View 2



Lean To Area



Utility / Store Room



Superb Rest And Relaxation Area



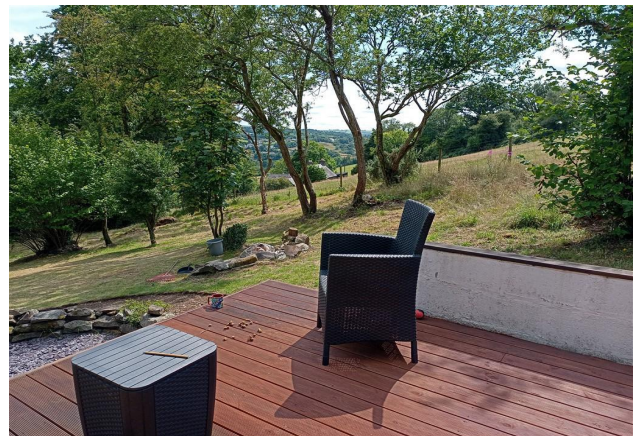
Steps Up To Top Of Gardens



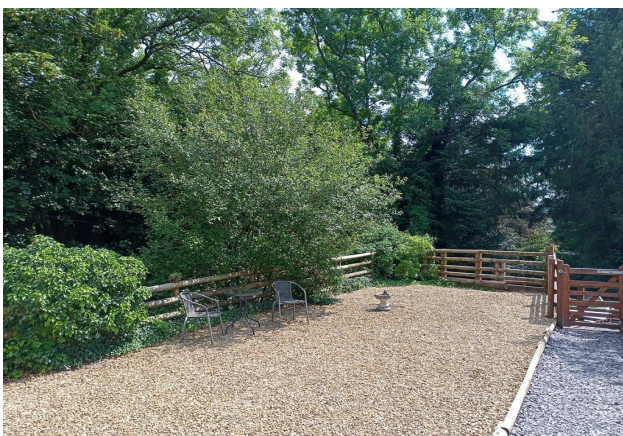
View Over Gardens And Fields Beyond



Another View



View From Decked Area



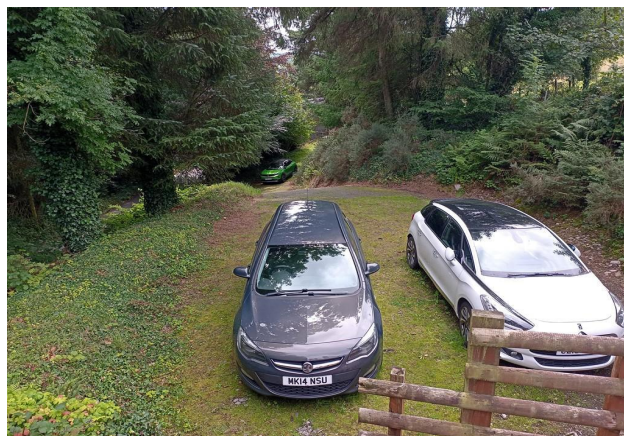
Gravelled Gardens Near Parking Area



Far Reaching Views From Gardens



Another View Of Rear Gardens

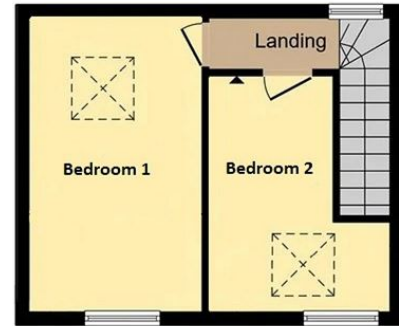


Off Street Parking Area And Driveway

Floorplans



Ground Floor



First Floor

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		