

CARDIGAN
BAY
PROPERTIES
EST 2021

Tanffynnon, Rhydowen, Llandysul, SA44 4PY

Offers in the region of £340,000

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- Grounds measuring around 0.3 of an acre plus a separate 0.4-acre paddock
- Side hallway leading to utility room with w/c, sink and appliance space
- Lounge with log burner, wooden mantel and slate hearth
- Studio building, workshop, garage/storage room and open store sized for a caravan
- Paddock with a stream along one boundary, located a short distance from the main plot
- Gated entrance with parking space for over eight vehicles
- Kitchen with electric oven, electric hob and practical unit layout
- Two bedrooms plus an additional dressing room/storage room
- Gardens with fruit trees, terraced areas, raised beds, greenhouse and summer house
- EPC Rating : D

About The Property

*NO ONWARD CHAIN*Looking for a home with plenty of outdoor space, useful outbuildings, and a layout that works well for day-to-day life? This place brings together generous gardens, a studio, a workshop, lots of parking and a separate paddock, all on the edge of Rhydowen near Llandysul and Lampeter.

Set just on the edge of Rhydowen, this house sits in grounds measuring around 0.3 of an acre, with an additional paddock of roughly 0.4 of an acre located a short distance down the road. The property has a practical feel from the moment the entrance gates open, leading to an area designed to take plenty of vehicles with ease. A mix of hard-standing and a tarmacked section makes manoeuvring simple, while still leaving lots of room for day-to-day parking needs, visiting guests, or space for those who rely on trailers, vans or similar.

The side hallway forms the main access point into the home. This space links the practical side of the property with the main living areas, which suits the layout well. Immediately to the left sits the utility room, fitted with a w/c, sink, and the boiler, along with plumbing and space for a washing machine and tumble dryer. A worktop above keeps things usable and tidy, making it easy to keep laundry and household tasks contained away from the central living areas. This room becomes one of those spaces that proves its worth over time, especially for those who value straightforward organisation.

From the hallway, the dining room sits to the right. This room connects the ground-floor layout nicely, acting as a hub between the lounge, the kitchen, and the staircase. At the end of the hall, straight ahead, is the kitchen itself.



Continued;
The kitchen has a selection of base and wall units, designed to offer enough storage without feeling cramped. An eye-level electric oven and electric hob make cooking simple, and the one-and-a-half sink and drainer sit well within the worktop arrangement. Space for an under-counter fridge keeps the layout efficient and easy to navigate. The kitchen's position between the dining room and the lounge gives it a practical flow, especially for anyone who enjoys keeping everything close together rather than spread across distant rooms.

Passing through the kitchen leads into the lounge, where a log burner set within a mantel and on a slate hearth forms the focal point. The burner adds a calm, grounded feel to the room, giving it a steady warmth during colder months. An under-stairs cupboard provides an extra storage area, always handy for keeping everyday items out of sight. The lounge connects back to the dining room through another doorway, creating an easy circuit through the downstairs space. The dining room also has the front door and direct access to the staircase, making it a natural meeting point between the different elements of the ground floor.

Heading upstairs, the landing links together two bedrooms, a dressing room or storage room, and the family bathroom. The landing also has a walk-in dressing room/storage cupboard, offering more space to keep things organised. The master bedroom is a double, and the built-in cupboard adds useful storage without taking up floor area. The second bedroom is a generous single, shaped in a way that makes furniture placement straightforward. With a bit of thought, it could serve equally well as a bedroom, home office, hobby room or similar.

The bathroom sits off the landing and includes a bath with an electric shower over it, along with a w/c and sink. Straightforward and easy to

maintain, the room covers day-to-day requirements with no fuss.

Externally:
Outside, the property offers a series of outbuildings and outdoor features that add real breadth to what the home provides. In addition to the significant parking area, there is a separate studio building, along with a workshop and a roomy garage/storage structure. For those with projects, hobbies, or outdoor equipment, these buildings create a wide range of possibilities. There is also an open store room with enough space for a caravan, adding an extra layer of flexibility rarely found at this price point or location.

The gardens sit mainly to the rear and have been shaped thoughtfully over time. The space includes fruit trees, raised beds and terraced areas, giving the outdoor environment character and purpose without being overly demanding. A patio area behind the house makes a good spot for sitting out, whether for meals, coffee or simply taking a breather. A greenhouse and a summer house sit within the garden too, offering extra room for gardening, storage or small-scale leisure uses. Pathways and steps run through the different levels of the garden, linking the various sections in a practical way and making each area easy to reach.

The additional paddock, located down the road from the main house, extends the property's usefulness even further. With a stream running along one boundary, the paddock offers open ground that could fit a number of purposes. Whether for keeping some animals, growing on a bigger scale, exercising dogs, or simply having extra outdoor space separate from the main plot, the paddock adds a valuable dimension.

Overall, this property brings together comfortable living spaces, strong outdoor potential, and a location that offers access to two well-known towns while still keeping a sense of openness. For anyone who prefers a home that feels practical, steady and full of possibilities rather than overly styled or staged, this place has a lot to offer. It provides a foundation that can be shaped over time but also works well just as it is, with space for vehicles, tools, hobbies, relaxation and more.

INFORMATION ABOUT THE AREA:
Rhydowen is a traditional West Wales village, tucked between Llandysul and Lampeter, with easy access to local shops, country pubs, and the kind of green rolling landscape that makes this part of Ceredigion so well-loved. The River Teifi runs nearby, and for those who enjoy time outdoors, the area offers everything from canoeing and walking to garden pottering and wildlife watching.

Llandysul is the closest town and has supermarkets, schools, pubs, a vet, local shops, and the well-known Llandysul Paddlers Canoe Club. Cardigan is just under 20 miles west and Newcastle Emlyn is under 10 miles away, giving options for coast days, town errands, or just a good coffee and a wander around.

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.

Side Hallway
8'8" x 2'11"

Utility & W/C
8'5" x 5'6"

Kitchen
14'2" x 9'1"

Lounge
14'9" x 11'10"

Dining Room
15'0" x 13'3"

Landing
16'2" x 6'1"

Bedroom 1
11'8" x 8'3"

Bedroom 2
8'5" x 8'3"

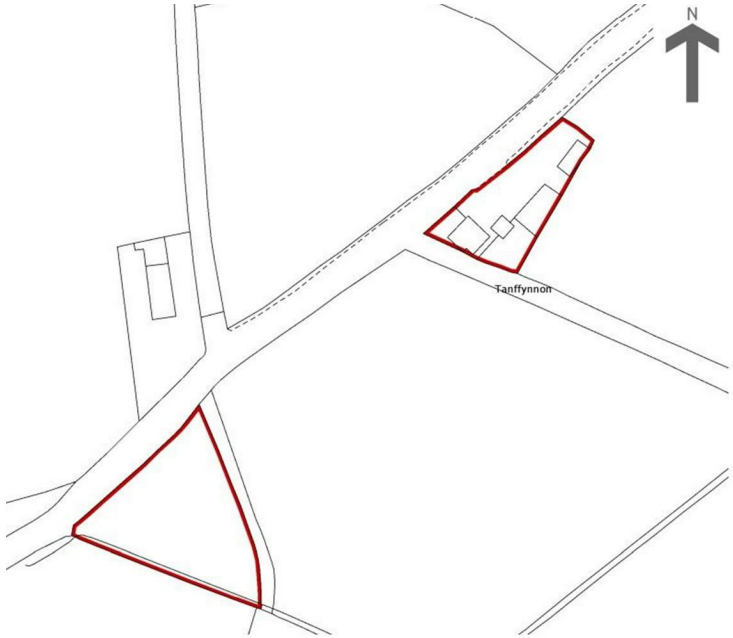
Bathroom
8'5" x 6'0"

Dressing Room/Storage Room
5'1" x 3'4"

Studio
11'5" x 11'1"

Workshop
15'9" x 15'5"

Garage/Storage Room
18'8" x 15'6"









Open Fronted Shelter
16'9" x 10'2"

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

COUNCIL TAX BAND: E - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking & Garage Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Private Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains, BUT THE SUPPLY PIPE FROM THE WATER METER CROSSES ADJACENT PRIVATELY OWNED LAND.
HEATING: Oil boiler servicing the hot water and central heating and Solid Fuel burner in the lounge
BROADBAND: Connected - TYPE - Superfast ***Download: 100 Mbps Upload: 30 Mbps *** FTTP,- PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available variable indoors due to thickness of walls, 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: The seller has advised that there are none that they are aware of.
RIGHTS & EASEMENTS: The seller has advised that the Welsh Water water main pipe terminates some 50 metres from the property and the water meter is located a further 50 metres [approx]. The water meter was relocated to the south side of the A475 Road opposite house named Gwarwfryn to enable a 32mm Alkathene supply pipe to cross privately owned land and connect to Tanffynnon property.

During September 2024 the stone chimney was rebuilt with a new lead drainage tray, stone masonry, lead flashing and weep holes.

Existing right to water from a spring well on the neighbouring property Ffynnon Llewelyn

Pedestrian access only from the private driveway leading to Ffynnon Llewelyn.

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.
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.

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.

VIEWINGS: By appointment only. Please ensure you read the Important Essential Information within the property details before viewing. The house is set in 0.3 of an acre of grounds, paddock is approximately 0.4 of an acre located down the road. House and Paddock located by the A475. While the property is connected to mains water, they also have rights to access a well located on the neighbour's field.

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:

From Llandysul, head along the A486 westwards heading towards Synod Inn. In the village of Horeb turn right onto the A475 heading to Lampeter. Travel through the village of Pren-Gwyn and into Rhydowen. Enter the village of Rhydowen, and continue over the bridge and up the road passing the crossroads, as you leave the village, the property is located on your right. What3words : ///ventures.spout.wriggled









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Contact Claire on 01239 562 104 or claire@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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