

*Charming detached 2 bedroom stone cottage, set in its own attractive gardens and grounds. Quiet rural hamlet of Rhydosser. Near Llanrhystud - West Wales.*



**Bryntirion, Rhydosser, Llanrhystud, Ceredigion. SY23 5EF.**

**£250,000**

**R/5450/ID**

**\*\*A most attractive detached 2 bed cottage\*\*Set in its own attractive gardens and grounds\*\*Nestled in the West Wales countryside\*\*Within the rural hamlet of Rhydosser, Llanrhystud\*\*Only a 10 minute drive to the Cardigan Bay coastline\*\*Sympathetically renovated\*\*Tastefully decorated\*\*Double Glazing throughout\*\*Oil fired central heating\*\*Ample private parking\*\*Quiet and peaceful location\*\*No onward chain\*\***

The accommodation provides - entrance hall, dining room, lounge, kitchen/breakfast room, downstairs w.c. First floor - shower room and 2 double bedrooms.

The property is situated within the peaceful rural hamlet of Rhydosser being on the fringes of the coastal village of Llanrhystud and the main A487 trunk road. Llanrhystud offers a good level of local facilities including renowned primary school, petrol station, mini supermarket, post office, village shop, public house, places of worship, renowned golf course and club with swimming pool, access to the beach and all wales coastal path. The Georgian harbour town of Aberaeron lies some 9 miles south with the county town of Aberystwyth being 9 miles north.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GENERAL

Bryntirion offers a wonderful character cottage that has been sympathetically renovated in recent times, keeping a wealth of original features as well as all modern day conveniences.

Located in a quiet and peaceful location in the West Wales countryside yet only a 5 minute drive to village amenities.

The accommodation provides as follows -

## GROUND FLOOR

### Entrance Hall

11' 2" x 3' 7" (3.40m x 1.09m) via recently installed composite door with 'Bryntirion' engraved fan light above, red quarry tiled flooring, stairs to first floor, central heating radiator.



### Dining Room

16' 3" x 7' 4" (4.95m x 2.24m) with double glazed window to front side and rear, brown and cream tiled flooring, central heating radiator, flue for log burning stove.





## Lounge

9' 11" x 16' 4" (3.02m x 4.98m) with a fireplace and surround (Currently blocked up) however would be perfect for an open fire or log burner, double glazed window to front and side, red and black quarry tiled flooring, alcove cupboard, exposed beams.



## Kitchen/Breakfast Room

8' 8" x 12' 8" (2.64m x 3.86m) with a range of fitted base and wall cupboard units with formica working surfaces above, electric oven with 4 ring electric hob and extractor hood above, stainless steel drainer sink, Grant oil fired combi boiler, half glazed stable door to rear, space for under counter fridge freezer, window to rear overlooking a wooded valley.





### Downstairs w.c.

2' 0" x 8' 0" (0.61m x 2.44m) with low level flush w.c. central heating radiator.



### Rear Hallway

With understairs storage cupboard.

## FIRST FLOOR

### Landing

5' 9" x 9' 8" (1.75m x 2.95m) with double glazed window to

rear, over stair storage cupboard.



### Bathroom

8' 0" x 7' 4" (2.44m x 2.24m) with a modern white suite comprising of a panelled bath with shower head, pedestal wash hand basin, low level flush w.c. central heating radiator, tiled walls, sash window to rear.



### Double Bedroom 1

7' 4" x 16' 4" (2.24m x 4.98m) with double window to front and side, exposed floor boards and carpet, tv point.





### L Shaped Bedroom 2

13' 4" x 7' 7" (4.06m x 2.31m) with 2 double glazed windows to front, exposed timber floor boards, central heating radiator.



## EXTERNALLY

### Garden and Grounds.

One of Bryntirion's main appeal is its attractive garden and grounds, initially approached via a C class road onto a gravelled parking area with parking for 3-4 cars. Continues

onto a lawned area which wraps around the property with a variety of trees, hedges and shrubs making a lovely area to sit out and enjoy the peace and quiet.

There is also a raised patio area with lovely views over the adjacent wooded valley.





## Substantial Workshop

16' 0" x 24' 0" (4.88m x 7.32m) with corrugated zinc sheets with power connected.



## VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

## LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

## ANTI MONEY LAUNDERING

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.

We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).

A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.

If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

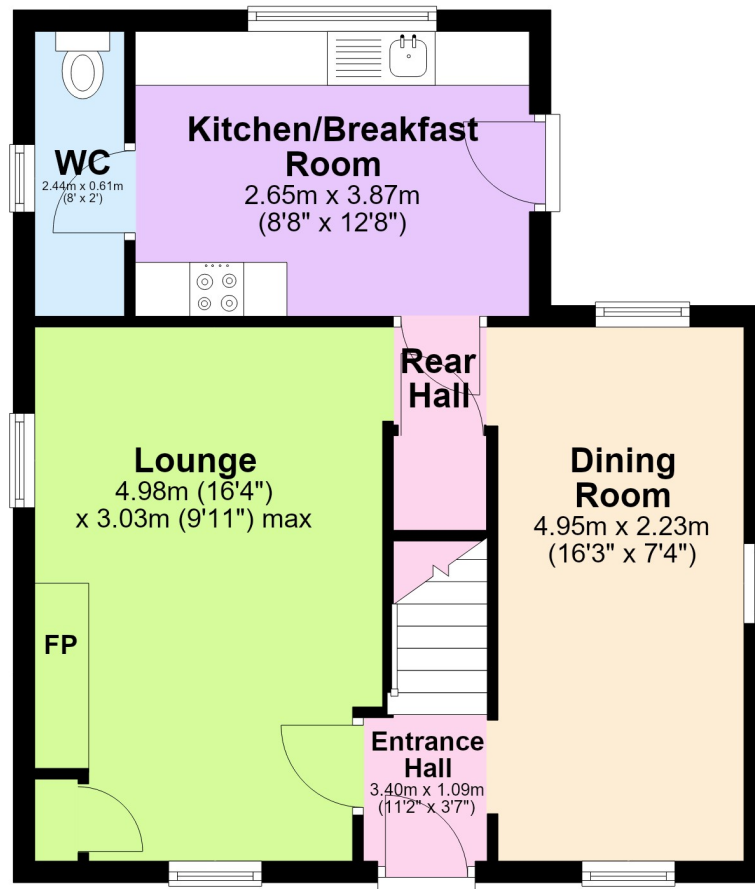
## Services

The property benefits from mains water and electricity. Private drainage to septic tank. Oil fired central heating system.

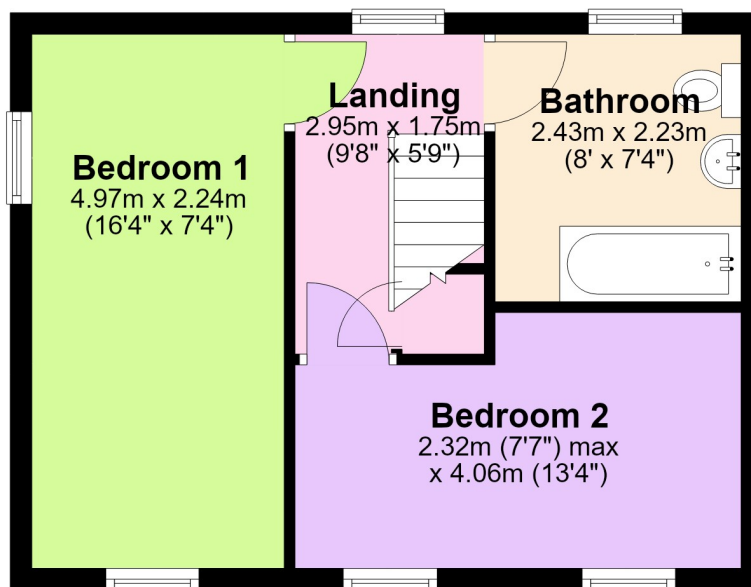
Tenure - Freehold.

Council Tax Band D (Ceredigion County Council).

## Ground Floor



## First Floor



Total area: approx. 77.9 sq. metres (838.5 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

**Bryntirion, Rhydosser, LLANRHYSTUD**

## MATERIAL INFORMATION

---

**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (55)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



## Directions

On leaving Llanrhystud head south on the B43373 for approximately 1 mile, passing the Penrhos Golf Club on the left hand side. Continue up hill passing a chapel on the right, continue for a further 500 yards, taking a first left hand exit opposite a brown brick bungalow. Proceed along this C Class road, take the 1st hand exit passing a converted primary school, continue along this road for approximately ½ a mile and you will see the property on the left hand side just after the village sign for Rhydrosser, as identified by the agents for sale board.

## Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                      |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92+) <b>A</b>                              |           | <b>89</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            | <b>55</b> |                                                                                                                |
| (39-54) <b>E</b>                            |           |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| England, Scotland & Wales                   |           | EU Directive<br>2002/91/EC  |

For further information or to arrange a viewing on this property please contact :

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



Regulated by

**RICS**