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## Tro Lon Rhos, Llandysul, Carmarthenshire, SA44 5AH

## Reduced To £325,000 ono

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. The Cottage comprises a lounge, a large kitchen / breakfast room, a downstairs bathroom, 4 bedrooms, a home office, an utility room while 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.

## LOCATION & DIRECTIONS
What3Words: ///reports.bluffs.calendars 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 lane, on a right-hand bend, denoted by a "For Sale" board.

## CONSTRUCTION
We believe the property is mainly built of traditional solid stone walls with a more recent block cavity rear extension, under a duo pitched mainly slated roof, to provide the following charming accommodation. PORCH With quarry tiled flooring, glazed panels on two sides, stable-style door into the

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

## KITCHEN / BREAKFAST ROOM
18'4" x 13'5" (5.6 x 4.1)
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 the

## SIDE CONSERVATORY / UTILITY
13'9" x 8'8" (4.2 x 2.66)
With double-glazed roofing panels, stable-style door out to gardens, door into the

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

## GROUND FLOOR BEDROOM 4
13'3" x 7'0" (4.05 x 2.15)
With double-glazed window to the front, exposed beams, radiator.

## GROUND FLOOR 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
Accessed via the bespoke staircase, which is a complete "one-off" - see pictures.

## MAIN BEDROOM 1
15'5" x 13'1" into recess. (4.7 x 4 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" (4.13 x 3.33)
With double-glazed window to side and Velux roof window to rear, radiator.

## BEROOM 3
13'7" x 12'3" into recess. (4.15 x 3.75 into recess.)

## 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. 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.

## SERVICES
Mains electricity, mains water, private drainage (septic tank) Full oil-fired central heating. There is also a 4kw pv system on the front roof which provides some electricity during daylight hours.

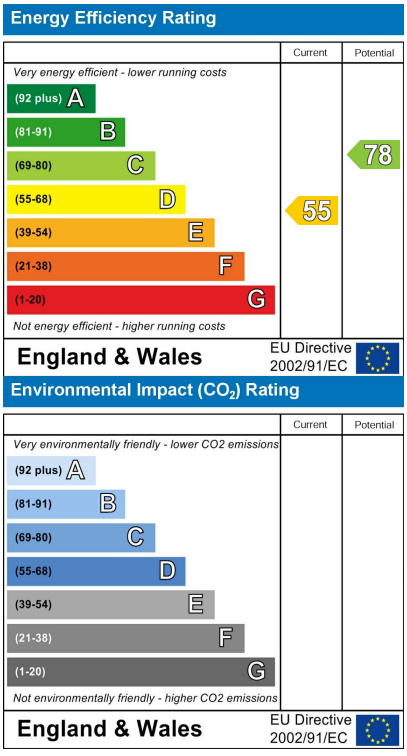
## BOUNDARY PLAN

## COUNCIL TAX
Council Tax: Band D. Carmarthenshire County Council











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