



Ref: 0527a

Ty Bothy, Brongwyn, Newcastle Emlyn, Ceredigion

**Detached 2 Bedroomed Country Holiday Cottage to Let – Sleeps 4  
2 Well Behaved Dogs Allowed  
A Rural Retreat and an Ideal Base for Touring**

A short drive from the Teifi Valley and the Cardigan Bay Coast.

Newcastle Emlyn 2¾ miles, Aberporth & Tresaith 7 miles, Cardigan 9 miles, Carmarthen 21 miles.



This delightful, detached holiday cottage has part timber clad and part rendered elevations under a tiled roof, with predominantly uPVC double glazed windows. Heating is via Dimplex wall mounted electric heaters. Electricity is included in the rental. High chair and travel cot are available. Two well-behaved dogs are welcome at an extra charge of £10 per pet, but must be kept on leads as the garden is not secure.

The location is quiet and rural, in an area rich in wildlife and beautiful scenery. Lovely walks can be enjoyed close by, via a bridleway leading into the surrounding countryside.

In brief, the accommodation offers:-

On the Ground Floor: Entrance Hall, Shower Room, Kitchen/Dining Room, and Sitting Room; and on the First Floor: 2 Bedrooms. Garden: with patio and lawn.

The quaint old market town of Newcastle Emlyn is only a few minutes' drive away, with a good selection of shops, cafes, and pubs, and castle ruins. There are lovely places to visit along the nearby Teifi Valley including the Cenarth Waterfalls & Salmon Leaps and National Coracle Centre (2¾ miles), and the delights of the Cardigan Bay coast are less than 15 minutes' drive away. (*More about the location at the end of these particulars.*)



## **TY BOTHY – ACCOMMODATION:**

- ENTRANCE HALL:** Steps lead up to a half glazed wooden front door opening into the Entrance Hall with tiled floor and double doors into a large airing cupboard, which houses a washing machine/dryer and freezer. Door off to the Shower Room. Opening through to the Kitchen/Dining Room.
- SHOWER ROOM:** 7'2" x 5'6". White suite with fully tiled corner shower cubicle, pedestal wash hand basin, and W.C. Tiled floor, wall mounted electric fan heater, frosted-glass window to the rear aspect.
- KITCHEN/DINING ROOM:** 14'2" x 12'7". Range of white wall and base units with beech wood effect work surface over, composite sink unit with single drainer and mixer tap, tiled splashbacks, Zanussi double electric oven with ceramic hob, refrigerator, microwave, full-height storage cupboard, wall mounted meter cupboard, table and settee. Dual aspect with window to the front and window to the rear. Turning staircase to the first floor. Step up and opening through to the Sitting Room.
- SITTING ROOM:** 11'4" x 12'7". TV, video, radio/cassette player, large settees. Dual aspect with window to the front and window to the side.

**First Floor –**

The turning staircase from the Kitchen/Dining Room leads directly into Bedroom 1, with a door off left at the top of the stairs into Bedroom 2.

**BEDROOM 1:**

15'8" x 8'7". Double bed. Small doors into the eaves storage space. Velux roof light to the front and window to the gable end.

**BEDROOM 2:**

10' x 8'7". Two single beds. Doors into eaves storage space. Velux roof light to the front.

**PRIVATE GARDEN:**

Ty Bothy has a gravelled area with paved patio to the fore (with garden furniture), beyond which is a sizeable lawn with a row of mature apple trees.

Kitchen/Dining Room





Sitting Room



Bedroom 1



Garden





The approach driveway



## **THE LOCATION:**

**Approximate Distances:** Cwm-cou 1¼ miles south, Newcastle Emlyn 2¾ miles south-east, Cenarth 2¾ miles south-westerly, Aberporth & Tresaith 7 miles north, Cardigan 9 miles west, Llandysul 10½ miles east, New Quay 14½ miles north-easterly, Aberaeron 18 miles north-easterly, Carmarthen 20½ miles south-easterly, Lampeter 21 miles east, Aberystwyth 34 miles northerly, Swansea 47 miles south-east, Cardiff 84 miles south-east.

**Access to the A484** road is just over 2 miles away.

**Access to the A487** coast road is 5 miles distant.

**A48/M4-Link road** can be accessed at Carmarthen 20½ miles south-easterly.

**Carmarthen Train Station** (Swansea/Cardiff-London) 20½ miles distant

**Aberystwyth Train Station** (Shrewsbury-Birmingham) 34 miles distant.

**Fishguard Ferry Service** to Rosslare in Ireland 27 miles distant.

**Cardiff International Airport** about 79 miles distant.

**The property is situated at Brongwyn**, a rural hamlet set amidst gently rolling countryside to the north of the Teifi Valley – a peaceful, rural area rich in beauty and wildlife, with several cross-country footpaths and bridleways in the general locality and a network of quiet lanes. The Teifi Valley and Cardigan Bay coast are within easy reach and the Preseli Mountains and Pembrokeshire Coast National Park are also within easy travelling distance. The region offers beautiful places to visit and opportunities for outdoor activities such as walking, riding, cycling, fishing, canoeing, and bird-watching, and is ideal for the nature and countryside enthusiast.

**Cwm-cou** village is 1¼ miles southwards on the B4570, with a primary school, church, and a country bus service.

**Newcastle Emlyn** is 2¾ miles to the south-east, standing on the banks of the Teifi river, officially in Carmarthenshire, but joined to Adpar in Ceredigion by a bridge across the river. This quaint old market town has a good variety of individual shops including antique, craft and book shops, as well as supermarkets, chemists, banks, post office, town hall, library, schools, theatre and art gallery, leisure centre and swimming pool, tennis courts and bowling green, football and rugby facilities, doctor's, dentist's and optician's services, restaurants and cafes, hotels and plenty of pubs. Thursday is market day. The town grew up around a crossing point over the Teifi, which was favoured as a good defensive site because of the loop in the river here. The ruins of an ancient castle stand in a picturesque grassland setting overlooking the river on three sides. The castle was probably founded around 1240, and is the only native Welsh castle built of stone in this region. Pleasant walks can be enjoyed by the river and around the castle grounds.

**Cenarth** is 2¾ miles south-west of the property, also in the Teifi Valley, with a convenience store/post office, craft shops, and a couple of public houses. Cenarth was the centre of coracle fishing for centuries, and is now home to the **National Coracle Centre**, which neighbours the beautiful **Cenarth Falls** and a 17<sup>th</sup> Century flour mill. The Centre has a workshop showing the history and ancient art of coracle making together with a museum housing a collection of coracles from Wales and many other countries. The waterfalls are renowned for their **Salmon Leaps** and the 200 year old bridge that fords the Teifi. A delightful riverside walk and nature trail can be followed from the old mill, and Cenarth holds a river festival each summer.

**The Teifi Valley** offers lovely places to visit. Travelling westwards from Cenarth, **Cilgerran Castle** will be found, some 8 miles from the property, standing on a rocky outcrop overlooking the Teifi, a charming setting with delightful walks leading down to the riverside. Managed by the National Trust, the 13<sup>th</sup> Century castle is ruinous, although two large towers still remain. Cilgerran famously hosts annual coracle races in the summertime, an event which began in 1950. The town was once renowned for the high quality slate that was mined in the area and exported via Cardigan. **The Teifi Marshes Nature Reserve** is near Cilgerran, a wonderful, 264 acre wildlife site with designated conservation areas, providing habitats for a variety of flora and fauna among the meadows, woodland, reedbeds and marshes, including otters, water voles, kingfishers, waders, geese, ducks, red kites and buzzards. The Teifi flows from its source lake 1500 feet up in the Cambrian Mountains, to journey over some 70 miles down to its estuary at Cardigan Bay. The river forms the boundary between Carmarthenshire and Ceredigion.

**Cardigan** is 9 miles west of the property, an ancient and attractive market town at the north of the Pembrokeshire Peninsula on the Teifi estuary, having a rich cultural heritage, Georgian and Victorian architecture, and a friendly air. Once a very busy port before railway transport came to Wales, the town offers good shopping amenities including a Tesco store, indoor market, schools, college, library, leisure centre, swimming pool, doctors' surgeries, dentists, small community hospital, cinema/theatre, galleries and craft shops, food festivals, Guildhall, Heritage Centre on the wharf, and the remains of a 12<sup>th</sup> Century Norman castle overlooking the river. There is a good selection of pubs, hotels, restaurants, cafes and take-aways. Historically, Cardigan was the chief town of the old Welsh kingdom of Deheubarth. In the 11<sup>th</sup> and 12<sup>th</sup> Centuries it changed hands between the Welsh and the invading Normans several times. In 1176 at a time when the Welsh held power, the very first Eisteddfod took place at the castle. Cardigan's 18-hole Golf Course to the north of town offers stunning views over the sea and the Teifi estuary. To the west of Cardigan is St. Dogmaels at the end of the Pembrokeshire Coastal Trail, which runs up from Amroth in the south covering a distance of about 186 miles along the dramatic and beautiful coastline.

**Llandysul** is 10½ miles east of the property, also on the Teifi, a busy little market town popular with canoeists and fishermen, set in the heart of "woollen mill country". A working woollen mill can be seen at the **National Woollen Museum** at Drefach Felindre, 6½ miles south-east of the property.

**The Cardigan Bay coast** lies to the north of the property, famous for porpoises, grey seals, bottlenose dolphins, and abundant bird life, and offering wonderful coastal walks and clean, sandy beaches. **Aberporth** is about 7 miles away, a popular holiday destination bustling with life in the summer months, with two separate sheltered beaches, which are joined at low tide, offering golden sands, little coves and rock pools. Picturesque **Tresaith** is the neighbouring village, with a high waterfall formed by the River Saith tumbling over the cliffs to the wide sandy beach below. **Penbryn** is also about 7 miles distant with nearly a mile of golden sands owned by the National Trust, approached through the woodland of the fern-clad Hoffnant valley.

The seaside village of **Llangrannog** is 9 miles northerly, set in a lovely cove with two beaches, a waterfall, and a Dry Ski Slope nearby. Jutting out to sea beyond Llangrannog is the National Trust headland of Ynys-Lochtyn, a splendid bird-watching site where rare choughs can be seen, along with many other species. The **Cardigan Coastal Farm Park** is about 11 miles north-westerly, an island Nature Reserve north of Cardigan town, in a stunning location, where seals, dolphins and sea birds can be seen. The secluded cove of **Mwnt** is near here, with an ancient little church above the beach, once a resting place for pilgrims en route to Bardsey Island. **New Quay** is about 14½ miles north-easterly, hugging the hillside overlooking the bay, with wide sandy beaches and a sheltered harbour, popular with holidaymakers and sailing and water sports enthusiasts. The New Quay Cliff Walk climbs steeply above the town giving fabulous views from the top, and there are plenty of boat trips for dolphin-watching. The charming old smugglers' cove of **Cwmttydu** is near New Quay, where basking seals can sometimes be seen on the rocks. Beyond New Quay is the Georgian port town of **Aberaeron**, about 18 miles from the property, with elegant, brightly painted houses (many of which are listed), picturesque harbour, beach, good shopping and craft centres, leisure centre, swimming pool, picturesque harbour, and the fine, late 18<sup>th</sup> Century **Llanerchaeron Estate**, a National Trust property on the outskirts of town in the Aeron valley.

In the **Pembrokeshire Coast National Park**, the glorious sand-duned beach of **Poppit Sands** is about 13 miles west of the property to the north of St. Dogmaels and Cardigan, ideal for water sports and bird watching, and the charming seaside towns of **Nevern** and **Newport** are 15½ and 18 miles south-westerly, in lovely settings at the foothills of the Preseli Mountains, whilst the popular resorts of **Saundersfoot** and **Tenby** are about 35 miles southerly. **Oakwood Leisure Park**, one of the UK's top theme parks, is 29 miles southerly with the CC2000 Crystal Maze and Bowling Alley nearby.

**The Preseli Mountains** lie to the south of Cardigan, famous for being the source of the Bluestones of Stonehenge, for magical legends of Merlin and King Arthur, and for beauty spots such as the oak-clad Gwaun Valley. Within the Preselis is the ancient monument of **Castell Henllys**, 13½ miles west of the property, a reconstructed Fort with thatched roundhouses and ancient livestock breeds, and the megalithic Burial Chamber of **Pentre Ifan** is 16 miles distant, said to date back to circa 3,500 B.C.

**Carmarthen** is 20½ miles south-easterly in the Towy Valley, with a blend of traditional and modern shopping amenities, leisure centre, theatre/cinema, art galleries, university college, and the West Wales General Hospital and County Museum on the outskirts. The town is served by good rail links through Swansea to Cardiff, and main roads radiate out to all regions, including the A40, A48/M4-link, A484 and A485.

The **National Botanic Garden of Wales** is about 7 miles west of Carmarthen, featuring the Great Glass House designed by Norman Foster.

**Aberystwyth** is 34 miles northerly, at the mouths of the rivers Ystwyth and Rheidol, a delightful seaside town and the administrative centre for the west coast, being home to a University and the National Library of Wales. The town has a wide promenade and a marina, good shopping and leisure amenities, Bronglâs General Hospital, train and bus stations, an arts centre, cinema, numerous cafes, bars and restaurants, hotels and pubs, sports facilities, 18-hole golf course with sea views, and the ruins of an ancient Welsh castle. The Aberystwyth Electric Cliff Railway climbs Constitution Hill from the promenade, and stunning views can be enjoyed from the summit, where the famous Camera Obscura with its revolving mirror is sited (a reproduction of the Victorian original).

The impressive **Vale of Rheidol Railway** (a narrow gauge steam railway) travels over 11¾ miles between Aberystwyth and **Devil's Bridge**, which crosses a steep woodland gorge where the spectacular **Mynach Falls** plunge some 300 feet from the river Mynach to the river Rheidol.

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**NOTES:**      **Country Cottages Wales as agents for the proprietors give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract.**

Country Cottages Wales have visited the property but have not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Room dimensions, measurements and distances are not guaranteed to be accurate and are given for guidance only.

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