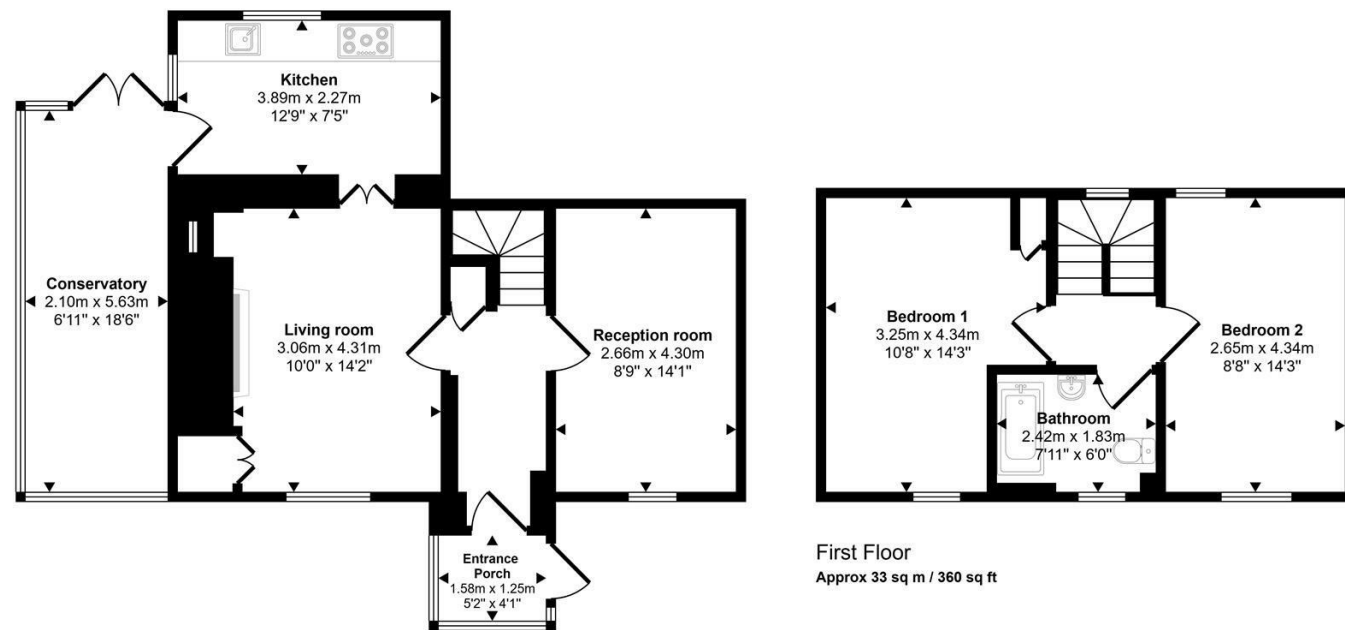


Approx Gross Internal Area  
95 sq m / 1023 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'D' Ceredigion  
DRAINAGE: This property is served by private drainage

ref: LW/AMS/12/24/OK\_LW

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps  
<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG  
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

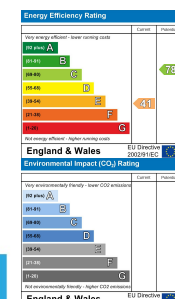


## Foel Blaencelyn, Blaencelyn, Llandysul, Ceredigion, SA44 6DH

- Detached House
- Traditional Features Throughout
- South Facing Conservatory
- Set within Approx. 0.2 Acre Grounds
- Oil Central Heating
- Two Reception Rooms
- Two Bedrooms
- Panoramic Countryside Views
- Approx 2.2 Miles to Llangrannog
- EPC Rating: E

Asking Price £325,000

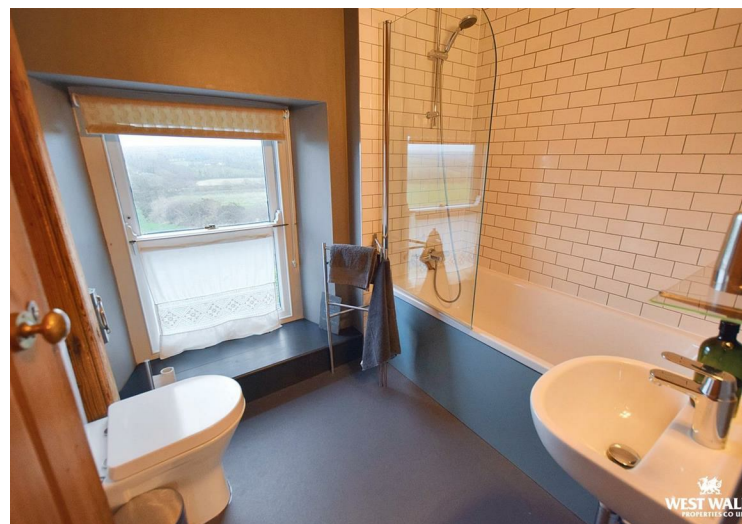
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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**The Agent that goes the Extra Mile**





This beautiful Edwardian stone cottage is situated within a short distance of the popular coastal village of Llangrannog, and within easy reach of a range beaches along the Cardigan Bay coastline, the cottage is near to the West Wales Coastal Path which gets you into the village, and beyond, by foot. It is currently used as a holiday let and would make a wonderful home or investment opportunity, benefiting from two double bedrooms, beautiful views across the surrounding open farmland, and oil central heating.

Believed to date back to the early 1900's, this property boasts character and charm, with many original features sensitively restored including all original walls having been lime-plastered and painted with chalk or lime based paint. Original features are found throughout, including wooden beams, traditional timber walls, timber floorboards and feature fireplaces.

The homely accommodation briefly comprises; an entrance porch, a wooden cladded hallway with doors to either side and an original quarry stone tiled floor. To the right there is a reception room, and to the left there is a living/dining room with a fireplace and wood burning stove, both reception rooms feature cast-iron radiators, fitted in recent years. There is an understairs storage cupboard and a traditional built on cupboard to the left of the wood burning stove.

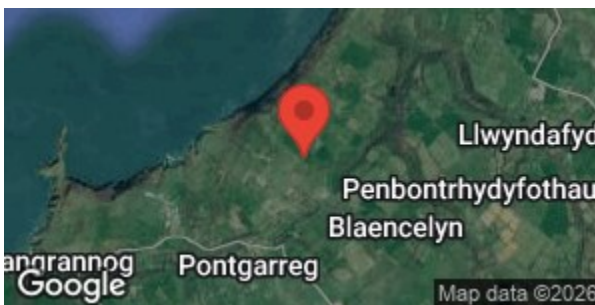
Wooden doors lead from the living/dining room into the kitchen which has a modern feel with a rustic edge, featuring a solid slate worktop, butler sink, fitted units and open shelving. From here there is access to the conservatory which faces South and would make a great dining room or simply a space to sit and relax.

Upstairs, are two double bedrooms and the bathroom which a "Bette" bath with overhead shower and white subway tiles. Each room has traditional low level windows facing east framing the wonderful landscape views beyond.

Externally, the garden can be accessed via either side of the property and is enclosed with traditional hedge banks and dry stone walls and far reaching countryside views to the front and rear. It has a mix of perennial wildlife friendly planting, native fruit trees, a feature pond and a lawned area. There is a seating area within the walls of a former outbuilding offering a great place to enjoy your surroundings. To the side of the cottage is off-road parking for multiple vehicles and two wooden storage sheds useful for bikes or equipment storage.

The cottage has an East-South-West aspect, benefitting from sunsets over the South-West facing garden and sun rise over the open landscape. There are no near neighbours so the sky on a clear night is lit up with stars! Viewing highly recommended to fully appreciate what this quaint, cosy cottage has to offer !

Llangrannog is a very popular seaside village nestled in the beautiful valley of the River Hawen, just over 11 miles north of Cardigan and 6 miles south of New Quay, in the county of Ceredigion, West Wales. Established around the church back in the 6th Century, which was dedicated to St Crannog, the village grew to become a thriving port in the 1800s. Now it is hugely popular with families, surfers, tourists alike. Llangrannog boasts pubs, cafes, beach front sauna, an art gallery and a village shop and there are a range of outdoor activities in the area including dolphin watching, kayaking, coasteering, golf, horse riding, fishing . Heading north out of the village you'll find the Welsh summer camp "The Urdd" where children from all over Wales come to stay to experience the well-equipped leisure and educational facility. The facilities also open to the public and include a dry ski slope, indoor climbing wall and leisure centre.



#### DIRECTIONS

From our Cardigan office head towards Llangrannog on the A487 for 11 miles, go through the village of Pentregat and turn left onto the B4321 opposite the Londis shop/garage. Continue along this road taking a right turning signposted Llangrannog Urdd Centre. Continue along the road and take a left just before the sign for Pontgarreg. Follow this road until you reach a junction and turn right onto the B4321 and take the first left. Continue for approx 1.2 miles and the property will be on your left hand side denoted by our For Sale Sign. What 3 words - tree.overture.secrets

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.