



Offers In The Region Of £345,000



Fron-Y-Garth is a charming and spacious detached character property occupying a generous plot in a peaceful rural setting on the edge of the village of Blaencelyn. The house enjoys an attractive outlook across the surrounding countryside, with sea views visible from the first floor. This well-proportioned home offers a fantastic opportunity for those seeking a traditional residence with modernisation potential, ideal for families, lifestyle movers, or those looking to create a rural retreat.

The property is arranged over two floors with the added benefit of a large attic space accessed via an existing staircase. Externally, the property benefits from a private gated driveway and an extensive lawned garden to the side and rear. A traditional stone-built outbuilding offers further potential for workshop, storage, or hobby space.

The setting is quiet and private, yet conveniently positioned for access to Aberaeron, Llandysul and the surrounding Ceredigion coastline.



RK & son
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Hallway

Glass panelled timber entrance door, fitted carpet, stairs to first floor landing

Living Room

Fireplace with decorative surround, dual aspect windows, fitted carpet

Dining Room

Fireplace with decorative surround, dual aspect windows, fitted carpet

Rear Hall

Timber rear entrance door, flagstone tiled flooring

Breakfast Room

Recessed fireplace with oil fired boiler, flagstone tiled flooring, window to side

Kitchen

Fitted kitchen with matching base and wall units, single drainer sink, dual aspect windows, timber flooring

Utility

Timber rear entrance door, window to side, tiled flooring, plumbing for appliances

Landing

Fitted carpet, stairs to attic space

Bedroom 1

Dual aspect windows, fitted carpet, vanity sink unit

Bedroom 2

Dual aspect windows, fitted carpet

Bedroom 3

Fitted carpet, window to front

Bathroom

Twin grip panelled bath with shower and screen, pedestal hand basin, low flush lavatory, fitted carpet, 2 x windows to side

Outbuilding

Stone-built outbuilding offering potential for workshop, storage, or hobby space

Externally

The property benefits from a private gated driveway and an extensive lawned garden to the side and rear

General Notes

Services: Mains electricity and water connected, private drainage and oil fired central heating

Tenure: Freehold

Local Authority: Ceredigion County Council

Tax Band: E

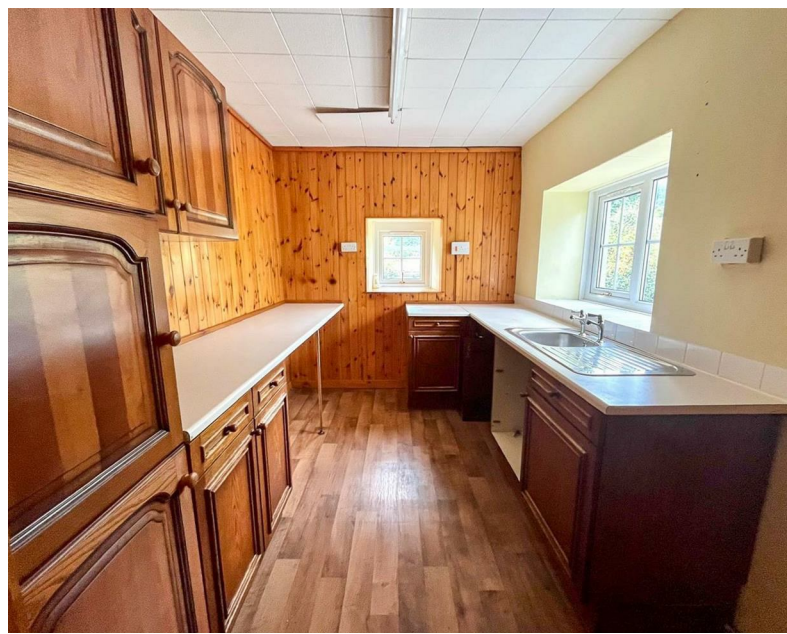
Broadband: Ultrafast broadband available

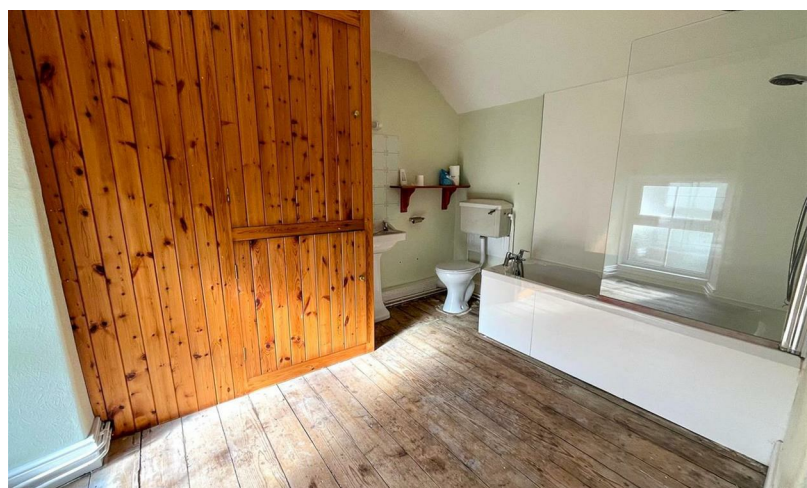
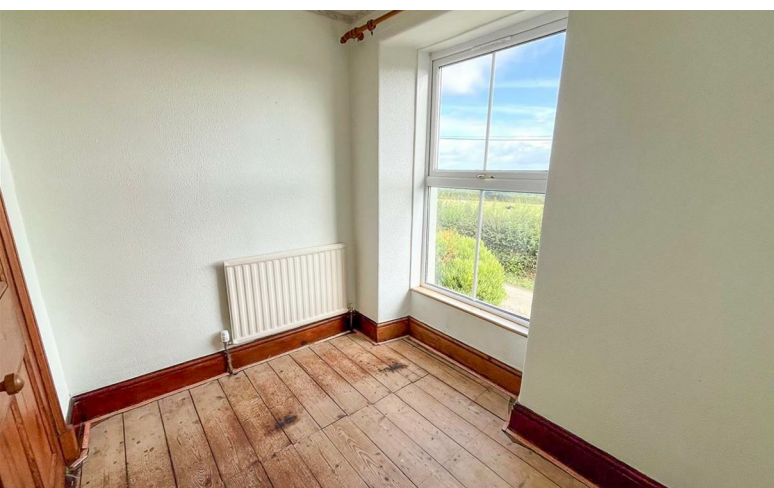
Mobile coverage: Limited availability from a range of providers

For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.

Viewing

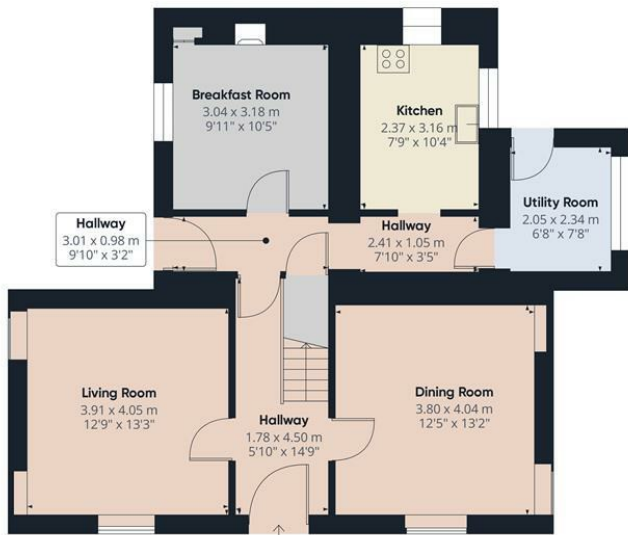
Strictly by appointment with R K Lucas & Son





See even more photos on our website
www.rklucas.co.uk

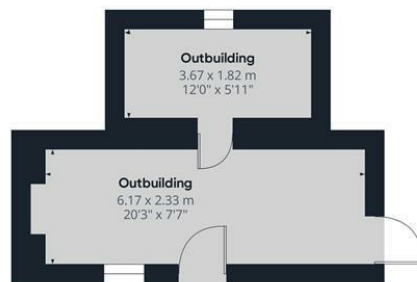




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
143.3 m²
1543 ft²

(1) Excluding balconies and terraces

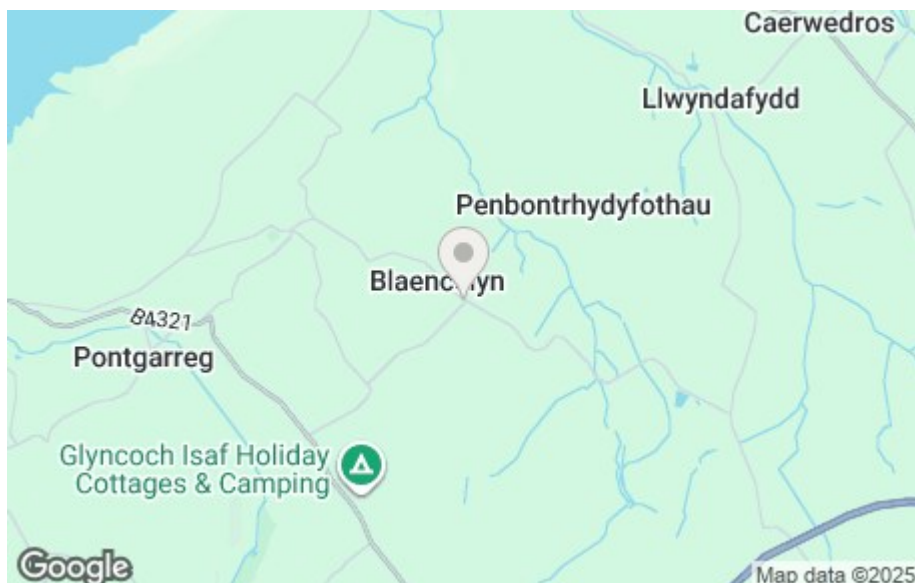
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Travelling Northeast on the A487 from Cardigan: Turn left at Pentregat signposted for Llangrannog. After approximately 1 mile turn right onto a minor road. Continue on this road around an S-bend until you reach a T-junction. Fron-YGarth will be on your left hand side at the junction. what3words///rolled.fear.opposing

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.