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**1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS**

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**Ffynnon Ro Llwyncelyn, Aberaeron, Ceredigion, SA46 0HN**

**Asking Price £650,000**

A delightfully secluded coastal small holding comprising of a characterful 3 double bedroomed cottage together with purpose built 2 double bedroom log cabin.

Complimented with an useful range of stables and attractive level paddocks and the whole set in approximately 7.5 acres in a delightful setting with stream border, within walking distance to a small secluded cove at Gilfach yr Halen. Attractively positioned and tucked away yet just 1/4 of a mile off the A487 roadway approximately 2 miles from Aberaeron.

## LOCATION



This property is delightfully positioned across a farm track in a secluded spot being nicely tucked away in a valley setting and within walking distance to the secluded cove and shingle beach at Gilfach yr Halen and the All Wales Coastal Path. The property is located between Llwyncelyn and Ffosyffin, close by is a shop and petrol station and on the A487 with regular bus route. Being some 2 miles from the Georgian destination harbour town of Aberaeron being renowned for its good quality restaurants, hotels, bars, shops, coloured houses and harbour. There are many employment opportunities including the local authority head offices, primary and secondary schooling etc. The property is also convenient to the larger towns of Aberystwyth to the North and Cardigan to the South. Please note the property is intersected by a public footpath.

## DESCRIPTION

An attractive property comprising a refurbished cottage offering characterful accommodation with double glazing and oil central heating together with a purpose built spacious log cabin, useful stables, and ideal equestrian country property located in a popular coastal location

## FFYNNON RO COTTAGE



A pretty stone cottage, on one level, refurbished and extended to offer deceptively spacious and characterful accommodation, offers,

## PORCH/UTILITY ROOM

8'5 x 8'4 (2.57m x 2.54m)

Range of storage cupboards at base and wall level, radiator, door to hallway,

## STUDY AREA

6'10 x 8'2 (2.08m x 2.49m)

Radiator

## CHARACTERFUL LIVING ROOM

17'5 x 15'1 (5.31m x 4.60m)



with feature exposed stone chimney breast with attractive log burner inset , front and rear windows,

## INNER HALLWAY

access to loft

Off the front entrance hall is

## BEDROOM 1

12'9 x 10' (3.89m x 3.05m)



Double aspect windows with views of the garden, radiator

## BATHROOM

8' x 6'1 (2.44m x 1.85m)



with attractive lino floor, part tiled walls, with toilet, wash basin and corner shower, heated towel rail, access to airing cupboard.

## FRONT BEDROOM 2

11'5 x 9' (3.48m x 2.74m)



Radiator, front window with views

## REAR BEDROOM 3

15' x 7'6 (4.57m x 2.29m)



Radiator, rear window

## KITCHEN

16' x 11'9 (4.88m x 3.58m)



With oak fronted kitchen units at base and wall level incorporating 1 & 1/2 bowl ceramic sink unit, plumbing and space for automatic washing machine, space for range with extractor hood over, slate effect laminate flooring. French doors lead out to a secure fenced outdoor area, currently utilised as a dog run.

## CABIN



Set in the curtilage of the property and currently utilised for multi generational occupation, provides hallway

## KITCHEN/LIVING ROOM

21'10 x 18'8



with patio doors, kitchen area with base units, 1 & 1/2 bowl sink unit, plumbing for automatic washing machine, space for range with cooker hood over,

## UTILITY ROOM

10'9 x 8'9

single drainer sink unit, base units, plumbing for automatic washing machine, work surfaces, access to airing cupboard, copper cylinder, inner hallway,

## BEDROOM 1

14'2 x 8'9 (4.32m x 2.67m)



Electric heater, spot lighting

## BEDROOM 2

9'8 x 9'9 (2.95m x 2.97m)

Electric heater, spot lighting

## SHOWER ROOM



with corner shower cubicle, toilet, convector heater

With further cloakroom having toilet and washbasin.

## EXTERNALLY



The property is approached by private driveway to a concreted parking area with space for several vehicles including space for a horse lorry to park and turn. There is an enclosed patio area to the front of the property with a stream boundary. Attractive garden areas with greenhouse, raised vegetable gardens and attractive wooded glade along the stream corridor.

## STABLE BLOCK



With concrete yard providing 6 large stables with electric and water supply, tack room, turn out area

## **2 PADDOCKS**



There are 2 fields, one of which has been separated into 2 level and productive pasture paddocks being well fenced, the smaller paddock being used as a secured grass riding area. Each field benefits from mains water troughs.

## **DIRECTIONS**

From Aberaeron take the A487 south, continue to the village of Ffosyffin, just after leaving the village take the 1st right hand turning into a property called Penrhiewdreh (Welsh Cob Stud) then turn immediately left, follow the lane, down to it's termination at Ffynnon Ro.



| Energy Efficiency Rating                                        |  | Current                    | Potential |
|-----------------------------------------------------------------|--|----------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                            |           |
| (92 plus) A                                                     |  |                            |           |
| (81-91) B                                                       |  |                            |           |
| (69-80) C                                                       |  |                            |           |
| (55-68) D                                                       |  |                            |           |
| (39-54) E                                                       |  |                            |           |
| (21-38) F                                                       |  |                            |           |
| (1-20) G                                                        |  |                            |           |
| Not energy efficient - higher running costs                     |  |                            |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive<br>2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                            |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  | Current                    | Potential |
| (92 plus) A                                                     |  |                            |           |
| (81-91) B                                                       |  |                            |           |
| (69-80) C                                                       |  |                            |           |
| (55-68) D                                                       |  |                            |           |
| (39-54) E                                                       |  |                            |           |
| (21-38) F                                                       |  |                            |           |
| (1-20) G                                                        |  |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                            |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive<br>2002/91/EC |           |

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