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Ynys Wen Pennant, Pennant, Llanon, Ceredigion, SY23 5JW

Offers Over £194,950

A pretty detached cottage offering 3 bedroomed accommodation, now in need of some sympathetic modernisation in a delightful hamlet type location only 4 miles from the Popular town of Aberaeron.

This spacious cottage offers two reception rooms, rear kitchen and pantry/utility area and with 3 bedrooms and bathroom to first floor.

The garden have sadly become overgrown but are waiting to be rediscovered and the property also has a useful detached garage.

Offered chain free !

THE PROPERTY



An attractive detached stone and slate cottage built c1800 in a pretty village hamlet type setting only 4 miles from the Georgian Harbour town of Aberaeron. Having been vacant for some years the property is ripe for modernisation and already has Upvc double glazing.

FRONT ENTRANCE HALL

4'10 x 11'6 (1.47m x 3.51m)



Electric Heater

Dining/Living Room

9'8 x 17'10 (2.95m x 5.44m)

With the original ceramic range, with bread oven and a back boiler for hot water.

Under-stairs storage Cupboard

SITTING ROOM

10'7 x 17'10 (3.23m x 5.44m)



With open fireplace in a stone surround

FITTED KITCHEN/DINING ROOM

15'8 x 7'8 (4.78m x 2.34m)



Lovely vaulted ceiling with Velux window. Fitted with a range of base and wall units, electric oven, Lpg gas hob, stainless steel sink.

Pantry with marble slab, door to gardens

UTILITY ROOM

Plumbed for washing machine

UPSTAIRS

Landing

MASTER BEDROOM

10'5 x 17'9 (3.18m x 5.41m)



A light bright room, overlooking the hamlet.

BEDROOM 2

11'4 x 7' x 9'8 (3.45m x 2.13m x 2.95m)



Again with the village view.

BEDROOM 3/STUDY

5'8 x 9'8 (1.73m x 2.95m)



BATHROOM



with toilet, wash basin, bath and half tiled walls, built-in airing cupboard with immersion heater.

OUTSIDE



Patio to side with steps leading up into the terraced gardens with foot paths, rockeries and terraced vegetable beds, base for greenhouse. Rising above the level of the house and just waiting for a keen gardener to rediscover.

GARAGE



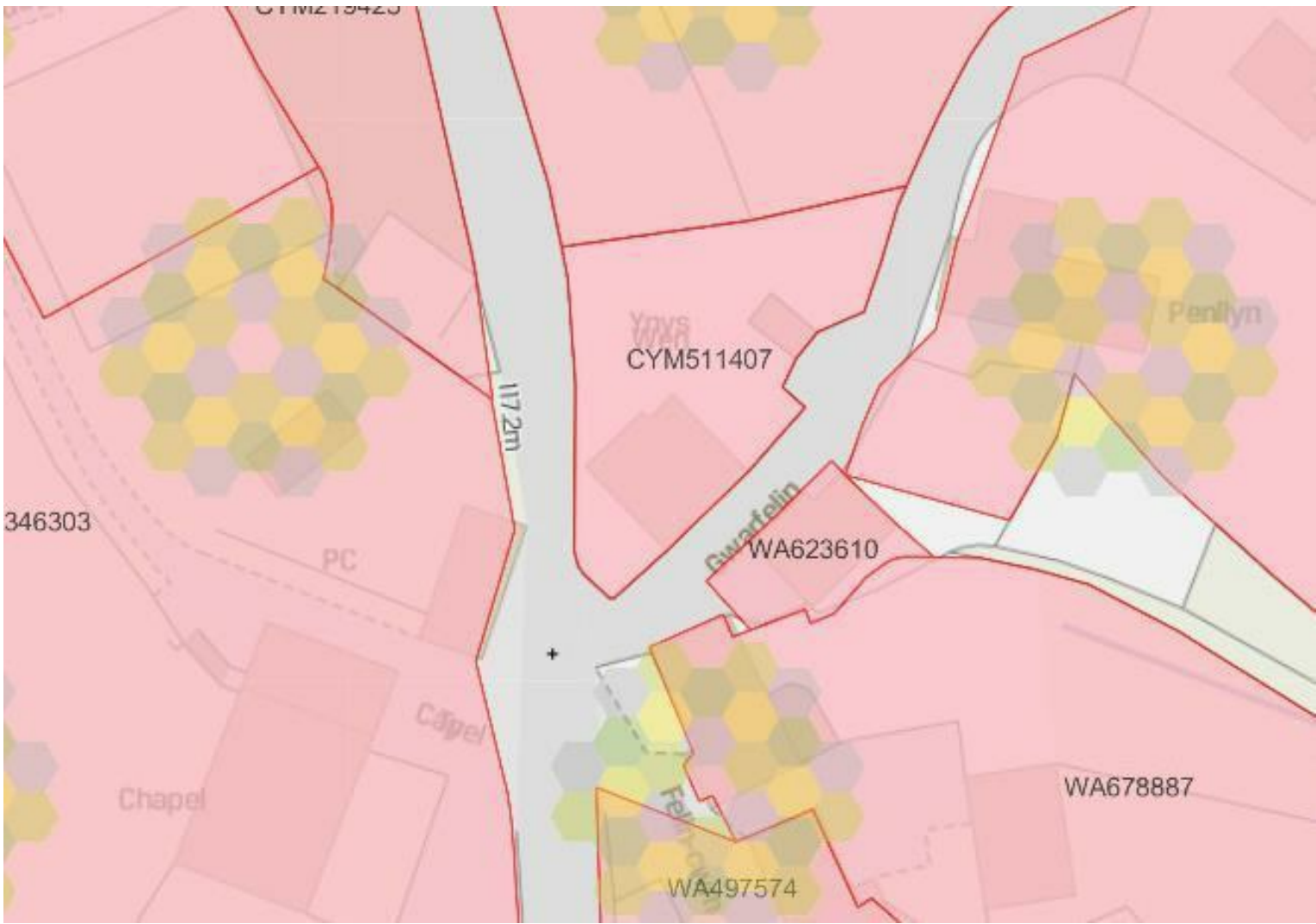
With entrance from the side lane

SERVICES

The property benefits from connection to mains electric, water, electric storage heating and Upvc double glazing. Telephone.

DIRECTIONS

From Aberaeron take the main A487 north to Aberarth. On the hill just after Aberarth turn off right for Pennant. In Pennant turn down right at the crossroads and Ynyswen is on the left at the foot of the hill.



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	18	27
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	4
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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