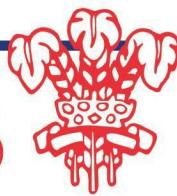


# EVANS BROS.

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**Ivy Cottage Pennant, Near Aberaeron, Llanon, Ceredigion, SY23 5JP**  
**Asking Price £239,950**

A delightfully positioned detached cottage, offering deceptively spacious, 3 bedroom characterful accommodation with the benefit of LPG gas fired central heating and double glazing together with a wood burning stove. The property in our opinion, could have potential for extension into the further outbuilding to the side which is currently a workshop and garage to create a small annexe/air B&B and is set in a pleasant edge of village setting. Located in the popular village of Pennant some 4 miles from the destination town of Aberaeron and close to Aberystwyth.

## Location

The property is attractively located in the village community of Pennant, being a satellite village of the popular destination town of Aberaeron renowned for its shops, cafes, bars, hotels with primary and secondary schooling, and also convenient to the larger town of Aberystwyth to the north. Offering a wide range of facilities including the Bronglais general hospital, train station and large shops including Marks & Spencer's, Next, Tesco and Morrisons etc. The property is set in an attractive location with walks along quiet country lanes nearby and is well positioned to explore the Ceredigion heritage coastline.

## Description



The property offers a detached cottage of an attractive appearance having had insulation approval works carried out with all external walls insulated internally. LPG gas fired central heating boiler recently installed and double glazing. The property also provides characterful accommodation with many of the original features retained, including beamed ceilings and a cosy wood burning stove. The accommodation is well presented and affords more particularly the following:

## Front Entrance Door



To hallway with tongue and groove panelled walls and radiator.

## Sitting Room / Potential Bedroom 4

14'5 x 6'3 (4.39m x 1.91m)



with radiator, front window, tongue and groove ceiling.

## Living Room

14'5 x 12'10 (4.39m x 3.91m)



An attractive room with front and rear windows, feature fireplace having wood burning stove inset on a tiled hearth, beamed and tongue and groove ceiling and radiator. Door to rear hallway, side entrance door.

## Kitchen



Having a range of kitchen units at base and wall level with single drainage sink unit, plumbing for automatic washing machine, cooker point, double aspect windows and radiator.

## Rear Dinning Room

6'6 x 12'7 (1.98m x 3.84m)



With quarry tiled floor, radiator, two side windows and built-in storage cupboard.

## Inner Lobby

Leading to:

## Bathroom



Bath with tiled surround and shower unit over, wash handbasin, toilet, radiator, convector heater and extractor fan.

## First Floor

Stairs from reception hall to spacious landing, leading to large airing cupboard.

## Bedroom 1

14'5 x 8'8 (4.39m x 2.64m)



Front window and radiator.

## Bedroom 2

14'5 x 6'5 (4.39m x 1.96m)



Front window and radiator.

## Bedroom 3

7'10 x 5'9 (2.39m x 1.75m)



Window.

## Externally



The property stands in a spacious plot, with pretty railed forecourt and established rose beds adding to the appeal of the property. A useful range of attached out buildings, which in our opinion could be converted to provide further accommodation. The property stands in a spacious plot with extensive grassed lawned garden areas and a useful former kennel building currently used as a spacious workshop.

## Store Room

14'5 x 8'10 (4.39m x 2.69m)



Currently used as a log store / general storage.

## Attached Garage

14'8 x 8' (4.47m x 2.44m)



With front opening doors.

### Services

We are informed that the property is connected to mains water, mains electricity, mains drainage, LPG gas fired central heating, wood burning stove, telephone and broadband available.

### Council Tax

Ceredigion Council Tax Band E with amount payable being £2,775. 2025/2026.

### Directions

From Aberaeron take the A487 north, turning right after passing through Aberarth, signposted Pennant. Continue to Pennant, turning right on the square. Proceed down the hill, over the bridge and up the other side and the cottage can be found on the left as identified by the agents for sale board.

What3words : little.digitally.besotted

# Ivy Cottage Pennant



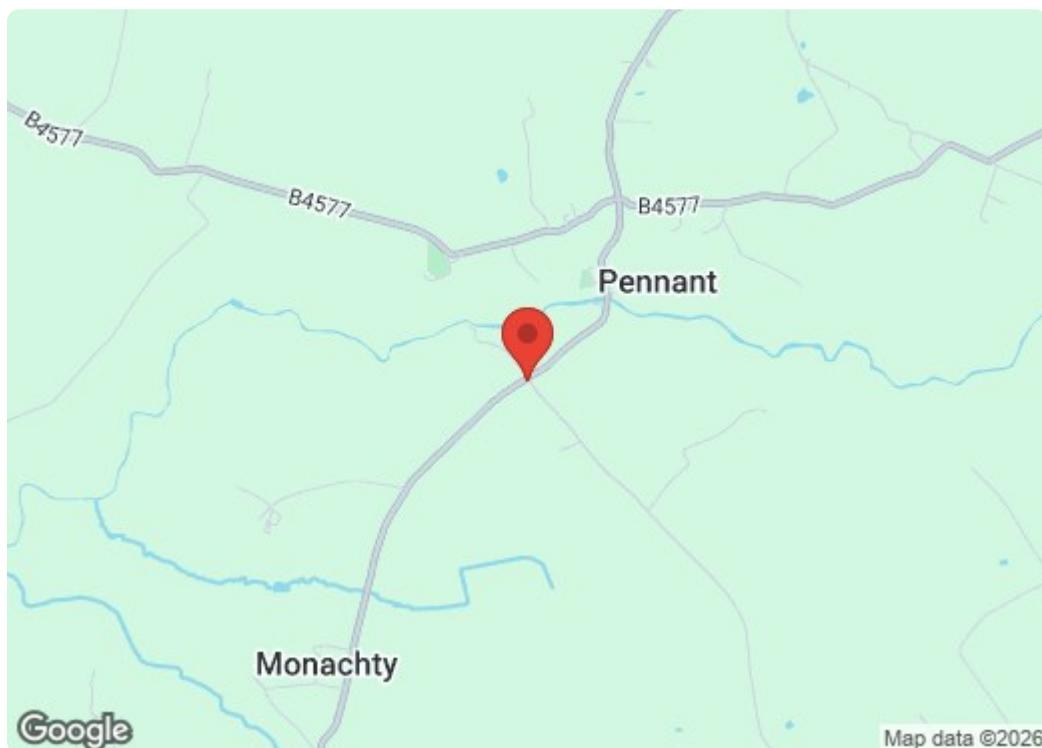
GROUND FLOOR

FIRST FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



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	51	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (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		
England & Wales EU Directive 2002/91/EC		



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