

# EVANS BROS.

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39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

Tel: (01570) 422395 Fax: (01570) 423548 Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)



## Fronheulog Llangeitho, Llangeitho, Tregaron, Ceredigion, SY25 6QG

**Asking Price £515,000**

Nestled on the outskirts of the picturesque village of Llangeitho, near Tregaron this charming smallholding offers a delightful blend of rural tranquillity and modern living.

The property spans approximately 4.5 acres, providing ample space for equestrian use, livestock or even leisurely walks along the river banks. The well-presented cottage features three inviting bedrooms, two spacious reception rooms both having welcoming woodburning stoves making them ideal for entertaining guests or enjoying quiet evenings at home.

Gardening enthusiasts will be particularly enamoured by the fantastic gardens, which include a generous 32-foot greenhouse and raised beds, perfect for cultivating a variety of plants and vegetables. The surrounding meadow land, which borders the serene River Aeron, adds to the property's natural beauty and offers a tranquil setting for leisurely walks or simply enjoying the sights and sounds of nature.

In addition to the main residence, the smallholding includes useful workshops and outbuildings, providing ample storage and workspace for various projects or hobbies.

## LOCATION



Delightfully situated nestling in the mid reaches of the Aeron valley enjoying attractive south facing views, yet within level walking distance of the village offering a good range of local amenities including shop, cafe, public house, primary school, places of worship. The property is well positioned being convenient to Tregaron offering a wider range of amenities with doctor's surgery, butchers etc., and also convenient to both Lampeter and Aberaeron providing a wider range of facilities with Aberaeron being on the noted Ceredigion coastline, renowned for its sandy beaches and secluded coves.

## DESCRIPTION



Fronheulog offers a well maintained property oozing with character with the benefit of welcoming wood burning stoves, oil central heating, and uPVC double glazing, making it a comfortable home. The property really should be viewed at your earliest opportunity and provides more particularly -

## FRONT ENTRANCE DOOR to -

( )

## LIVING ROOM



A lovely light room with two front windows and a feature fireplace having a wood burning stove, set on a slate hearth.

## KITCHEN



An attractive room being the heart of this lovely home with an extensive range of pine kitchen units at base and wall level incorporating dresser unit with display cupboards, feature Range in an inglenook style setting, 1.5 bowl sink unit with mixer tap, tiled floor, beamed ceiling.

## ADJOINING CONSERVATORY



Which also doubles up as an utility area, being an ideal space to kick off your boots housing the oil fired boiler and pressurised hot water cylinder, plumbing for automatic washing machine.

**REAR HALL leading to-  
UTILITY ROOM**



With base units with space for fridge freezer

**PANTRY CUPBOARD**  
With shelved storage areas

## CLOAKROOM



Fully tiled walls having toilet, wash hand basin, radiator, extractor fan

**STUDY/OFFICE AREA**  
With radiator

**REAR HALLWAY**



With double doors to side, radiator, door to -

## FEATURE SECOND LIVING ROOM



Being a converted former outbuilding, a lovely characterful room with exposed 'A' frames and feature Apex window, wood burning stove, tongue and groove ceiling and timber floors adding to the character, French doors to rear

## FIRST FLOOR - GALLERIED LANDING

Rear window

## FRONT DOUBLE BEDROOM 1



Double aspect windows, radiator

## FRONT DOUBLE BEDROOM 2



Double aspect windows, radiator

## REAR BEDROOM



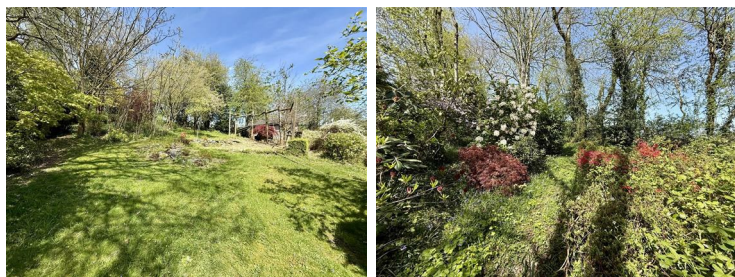
Radiator, built-in cupboard

## BATHROOM



A spacious room with tiled floor and walls incorporating bath, wash hand basin, toilet, bidet, corner shower unit.

## EXTERNALLY



A feature of this property are its delightful gardens and grounds. On the same side of the road as the cottage are rear gardens having external patio areas, sloping up to raised garden being laid to grass with an abundance of pretty colourful flowering shrubs, trees and bushes. Patio area rising to a corner enjoying fantastic views over the Aeron valley.

## ON OPPOSITE SIDE -



On the opposite side of the country lane is a large yard area with ample parking, useful workshop divided in to three main areas being ideal for storage/workshop area and pottering about.

## KITCHEN GARDEN



A feature of this property are also its particular kitchen garden having numerous raised vegetable beds, fruit trees and bushes.

## FEATURE GREENHOUSE

32' x 8' (9.75m x 2.44m)



Feature greenhouse and small building

## THE LAND



Again, the land is also an attractive feature of this property being level river Aeron meadows, bordering the river, being particularly productive and ideal for livestock keeping and equestrian purposes or just for lovely evening walks along the river bank.

## SERVICES

We are informed the property is connected to mains water, mains electricity, private drainage, oil fired central heating.



## DIRECTIONS

From the village of Llangeitho, take the Talsarn road and the property can be found at approximately half a mile as identified by the agents for sale board.

## COUNCIL TAX BAND - F

Amount Payable: £3317 <http://www.mycounciltax.org.uk>



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



5 NOTT SQUARE, **CARMARTHEN**,  
CARMARTHENSHIRE, SA31 1PG  
**Tel:** (01267) 236611



MART OFFICE, **LLANYBYDDER**,  
CEREDIGION, SA40 9UE  
**Tel:** (01570) 480444



1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
**Tel:** (01545) 570462

**Partners** Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,