

*A quaint and characterful 3-4 bed traditional cottage set in 2.5 acres of gardens and grounds. Idyllic setting. Ciliau Aeron, near Aberaeron - West Wales.*



**1 Dolfor, Ciliau Aeron, Near Aberaeron, Ceredigion. SA48 8DE.**

**£470,000**

**Ref A/5296/ID**

**\*\*A most idyllic 2.5 Acre Lifestyle holding\*\*Located in the convenient village of Ciliau Aeron, only 3 miles to the coast\*\*Quaint and characterful 3-4 bed semi detached cottage\*\*Detached Studio ideal home office/B&B/Activity Space/bedroom etc\*\*Stunning country property, sympathetically refurbished\*\*High quality living accommodation\*\*Picturesque wooded valley setting\*\*Bursting with original character features\*\*£6,000 RHI Payments\*\*Peaceful and tranquil location\*\*House and external terrace with fantastic elevated views over field and river below\*\*Further woodland area\*\*A Haven for local wildlife\*\***

The property comprises of side porch, utility room, kitchen/dining room, laundry room, bathroom, office/downstairs bedroom, open plan lounge/dining room. First floor - 2 double bedrooms and 1 single bedroom. The property is situated on the fringes of the village of Ciliau Aeron which is positioned between Aberaeron and Lampeter. The village offers a primary school an active community hall and places of worship. The Georgian Harbour town of Aberaeron is some 4 miles drive from the property with its wealth of cafes, bars, restaurants, traditional High Street offerings, Community Health Centre, Primary and Secondary schools. The University town of Lampeter is some 20 minutes drive to the East offering supermarkets and a wider range of high street



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GROUND FLOOR

### Side Entrance Porch



7' 0" x 6' 5" (2.13m x 1.96m) via half glazed stable door to side, entrance mattwell, door into -

### Pantry/Utility



7' 0" x 6' 3" (2.13m x 1.91m) with sash window to front and secondary glazing, exposed timber flooring, fitted cupboard unit, shelving.

### Kitchen

15' 2" x 40' 1" (4.62m x 12.22m) a room filled with natural light having a range of pine base cupboard units with quartz

working surfaces above, integrated Bosch electric oven with 4 ring ceramic hob above, inset drainer sink with mixer tap, 'Klover' smart 120 traditional central heating wood pellet cooker with hotplates above, 2 floor to ceiling windows to side, large double glazed window to rear overlooking the meadow and 3 velux windows bringing in an abundance of natural light, tall central heating radiator, space for fridge freezer, deep pan drawers.





**Rear Passageway**

12' 6" x 3' 3" (3.81m x 0.99m) with central heating radiator, access hatch to loft.

**Laundry Room**



6' 2" x 4' 7" (1.88m x 1.40m) with plumbing for automatic washing machine and outlet for tumble dryer.

## Bathroom



6' 5" x 7' 5" (1.96m x 2.26m) with a 3 piece white suite comprising of a panelled bath with mixer tap, mains power

shower above, free standing wash hand basin, low level flush w.c. vintage style radiator, tiled flooring, double glazed window to rear, extractor fan.

## Office/Downstairs Bedroom



11' 5" x 7' 0" (3.48m x 2.13m) double glazed window to rear overlooking a wooded valley, central heating radiator, alcove with shelving, exposed timber flooring, spot lights to ceiling.

## Open Plan Lounge/Dining Room

23' 0" x 15' 3" (7.01m x 4.65m) (max) a lovely open plan space being split level. To one side an open fireplace housing a Wakeford multi fuel burning stove on a raised slate hearth, red and black quarry tiled flooring, sash window to front, central heating radiator, alcove to both sides, dog leg staircase leading to first floor. Split level leading to -

Lounge area with cast iron fireplace housing wood burning stove, exposed timber flooring, former front door now a floor to ceiling window, sash window to front, central heating radiator, exposed ceiling beams.





## FIRST FLOOR

### Landing

5' 2" x 6' 8" (1.57m x 2.03m) with access hatch to loft, storage cupboard.

### Master Bedroom 1



11' 8" x 15' 6" (3.56m x 4.72m) with sash windows to front and rear with views over adjoining woodland, central heating radiator, exposed beams to ceiling, timber flooring, door into -

**En Suite/W.C.**

2' 7" x 5' 9" (0.79m x 1.75m) with low level flush w.c. pedestal wash hand basin, velux window to ceiling.

**Double Bedroom 2**

15' 8" x 7' 4" (4.78m x 2.24m) double glazed window to front and rear, original cast iron fireplace, central heating radiator, spot lights to ceiling. Timber flooring.

**Front Single Bedroom 3**

6' 4" x 8' 0" (1.93m x 2.44m) with double glazed window to front, central heating radiator.

**EXTERNALLY**

## Studio/Workroom



A former chicken coop that has been completely rebuilt by the current vendors of straw bale construction with clay plaster internally and lime render externally and has been clad with cedarwood cladding. Now provides a lovely studio which is ideal as a home office/B&B/ Activity Space/bedroom space etc

The Main area measures 10' 6" x 12' 0" (3.20m x 3.66m) .Has engineered oak flooring with under floor heating, large double glazed window to front overlooking the meadow, velux window to ceiling, log burning stove, window seat bringing in an abundance of natural light.

## Bathroom



5' 4" x 4' 9" (1.63m x 1.45m) with a short panelled bath with a mixer tap and shower head, pedestal wash hand basin, compost toilet, window seat, spot lights to ceiling.

## Side Porch/Office



7' 5" x 5' 5" (2.26m x 1.65m) with half glazed stable door to side, large double glazed window to front again with views over the meadow.





### Log Store/Storage Shed



Of timber construction with zinc roof.

### To the Front





Lawned area with mature flower beds. Gated driveway leading to a side patio area that's been laid to slabs. Side lawned area with mature trees, shrubs and hedgerows. Beyond this is a raised patio area again laid to slabs with the most lovely scenic views over the meadow towards the river Aeron. Steps lead down to -

### **Lower Meadow Area**

Which is sectioned off with 3 raised vegetable beds and 20' x 8' Polytunnel. The meadow being a lovely area for local wildlife with planting of young trees and flowers, bounds the Aeron River.







### Fishing Hut

8' 5" x 8' 3" (2.57m x 2.51m) of timber construction with decking area over the river.



### Separate Woodland Area

Which extends to approximately an acre with broadleaf woodland and pathways leading down to the river. A great area for dens and camping.





**Aerial Photo**



### **RHI Payments**

The woodpellet burner is currently receiving RHI payments of £1,500 per annum. These payments will continue for the next 4 years.

### **TENURE**

The property is of Freehold Tenure.

### **MONEY LAUNDERING**

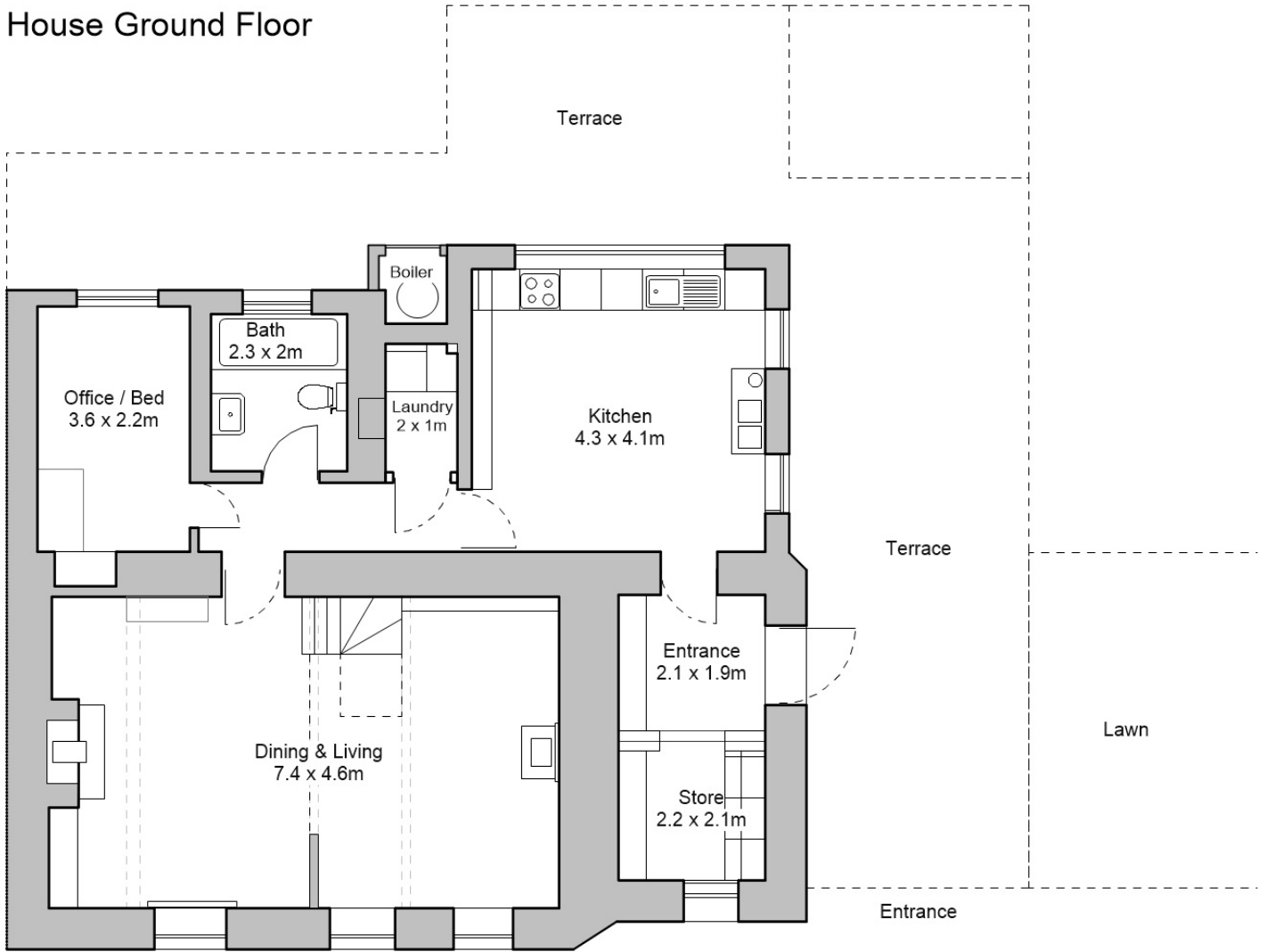
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

### **Services**

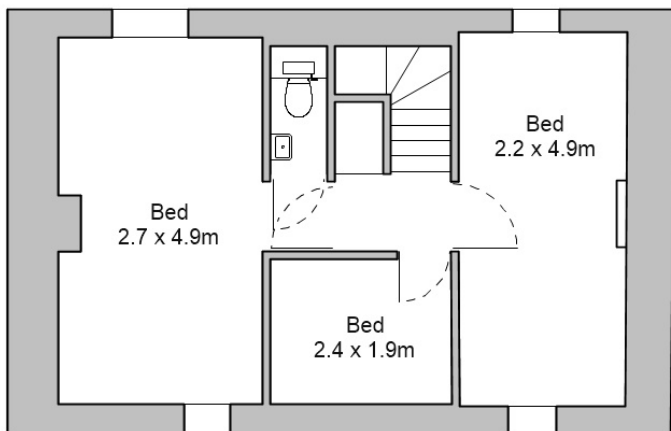
We are advised that the property benefits from Mains Water and Electricity. Woodpellet burner for central heating. Private Drainage to a soakaway. Solar Panels for hot water.

Council Tax Band D.

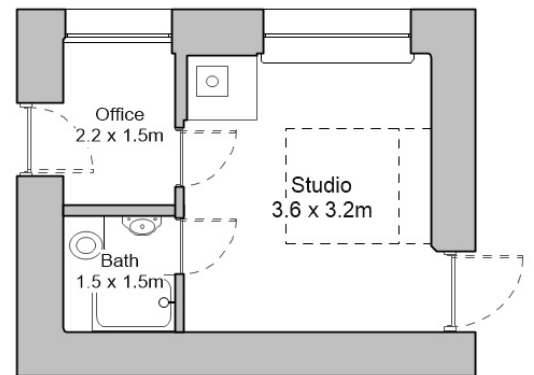
# House Ground Floor



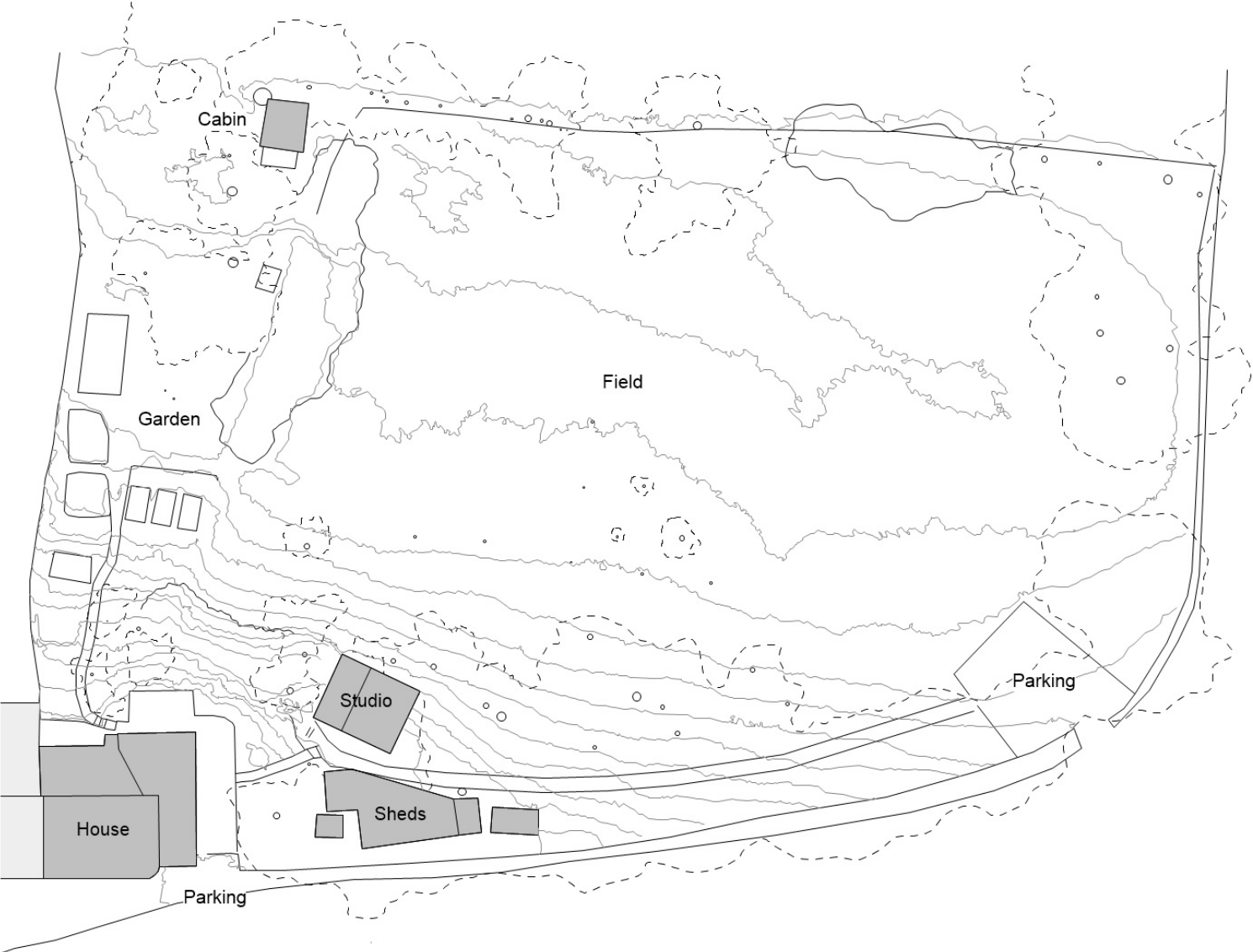
# House First Floor



# Studio



# Garden & Field








**Directions**

From Aberaeron proceed South eating on the A487 Lampeter road for approximately 2 miles until you reach Ciliau Aeron. Driving up hill take the 1st left hand turning. Follow this road for approximately 0.25 miles until you reach a right hand bend where you will see 2 white washed cottages to your left and the property is the 2nd property on the left hand side.

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

For further information or to arrange a viewing on this property please contact :

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600  
 E: aberaeron@morgananddavies.co.uk  
<http://www.morgananddavies.co.uk>

Regulated by  **RICS**<sup>®</sup>

