

An exceptional and superior 5 bedroomed detached residence. Situated in the quiet rural village of Ffostrasol - West Wales.



Llainwen, Ffostrasol, Llandysul, Ceredigion. SA44 4TB.

£475,000

Ref R/5048/ID

****Exceptional and superior 5 bedroom detached residence****Situated in a quiet semi rural village of Ffostrasol**Being only a 15 minute drive from the Cardigan Bay coastline**A perfect family home**Generous gardens and grounds**Ample private parking and integral garage**Immaculately presented and tastefully decorated throughout**Picturesque views over open countryside**Double glazing throughout and oil fired central heating**

The accommodation provides - entrance hall, lounge, open plan kitchen/dining and sun room, study, utility room, downstairs shower room, access into integral garage. First floor - 5 double bedrooms (1 en suite). Second floor - loft bedroom and cloak room.

The property is conveniently located in the heart of the popular village of Ffostrasol which offers shop, post office, public house, community hall. Within an easy reach of two nearby primary schools. A 15 minute drive to the Cardigan Bay coastline at the fishing village of New Quay. Also being an easy reach of the larger marketing and amenity centres of Newcastle Emlyn, Llandysul, Aberaeron, Cardigan and Carmarthen.



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GENERAL

LLAINWEN offers proposed purchasers the opportunity to acquire a delightfully presented and substantial family home offering large 5 bedroom (1en suite) accommodation, offering a social kitchen/dining and sun room, integral garage and spacious gardens and grounds.

The property makes a perfect family home for those looking for a larger residence for socialising.

We believe the property was built in the mid 2000's of timber frame construction under a slated roof. The property benefits from upvc double glazing throughout and oil fired central heating.

The property is worthy of an early inspection.

GROUND FLOOR

Reception Hall



2.67m x 3.2m (8' 9" x 10' 6") an impressive reception hall via a glazed upvc door, engineered oak flooring, stairs rising to first floor with galleried landing.

Lounge



4.17m x 5.44m (13' 8" x 17' 10") a cosy and comfortable room with open fireplace with oak surround on a granite hearth, double glazed bay window to front, engineered oak flooring. Central heating radiator.

Open Plan Kitchen/Dining Room/Sun Room

which provides -

Kitchen



4.47m x 4.9m (14' 8" x 16' 1") an elegant and stylish kitchen comprising of good quality oak base and wall cupboard units with granite working surfaces above, breakfast bar, Rangemaster electric cooker, induction hobs with matching extractor above, built in dishwasher, integrated tall fridge freezer, tiled splash back, tiled flooring, large rear double glazed window to rear with views over the garden, spot lights to ceiling. Flows into the -

Dining Area



2.97m x 3.15m (9' 9" x 10' 4") with large double glazed window to rear, central heating radiator. Access into -

Sun Room



3.96m x 3.18m (13' 0" x 10' 5") a stunning room at the rear of the property with an apex vaulted roof to create a light and open room with french doors to side, picture windows to rear with views over garden and across open fields, central heating radiator.

Study/Reception Room

4.14m x 5.03m (13' 7" x 16' 6") currently used as a home office and craft room, double glazed window to front, laminate flooring, central heating radiator, fitted storage

shelves.

Inner Hallway

Leading to

Integral Garage

With electric up and over door, light and power connections, internal door.

Utility Room



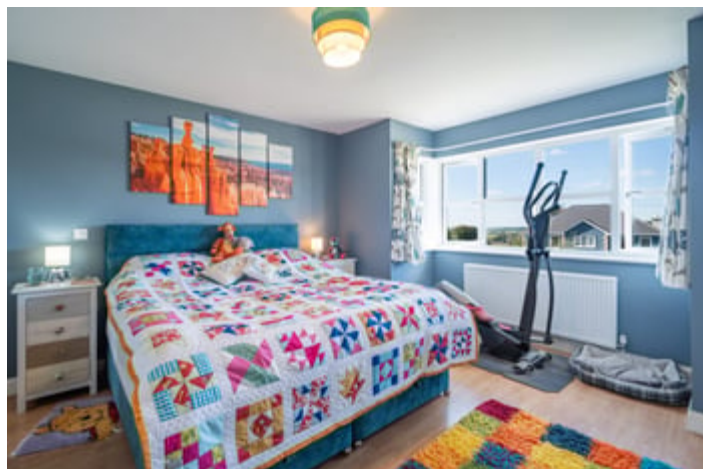
2.67m x 4.45m (8' 9" x 14' 7") an useful utility space with range of fitted base and wall cupboard units, stainless steel drainer sink, plumbing for automatic washing machine, space for tumble dryer, tiled flooring, half glazed upvc door to rear garden, double glazed window to side.

FIRST FLOOR

Galleried Landing

An impressive galleried landing with access to all bedrooms and bathrooms. Airing cupboard.

Principal Bedroom 1



4.11m x 4.17m (13' 6" x 13' 8") a spacious room with feature bay window to fore boasting lovely countryside views, access

to walk in dressing room, laminate flooring.

En Suite



1.96m x 3.05m (6' 5" x 10' 0") with a modern white suite comprising an enclosed shower unit with mains shower above, low level flush w.c. vanity unit with wash hand basin, stainless steel heated towel rail.

Family Bathroom



2.36m x 3.07m (7' 9" x 10' 1") a modern four piece white suite comprising of paneled bath with hot and cold taps, enclosed shower unit with mains power shower above, vanity unit with inset wash hand basin, enclosed low level flush w.c. stainless steel heated towel rail, tiled flooring, frosted double glazed window to rear.

Bedroom 2



3.07m x 3.18m (10' 1" x 10' 5") a double bedroom with rear double glazed window with views over open fields, laminate flooring.

Bedroom 3



3.48m x 3.96m (11' 5" x 13' 0") a double bedroom with double glazed window to front, central heating radiator, storage cupboard, laminate flooring.

Bedroom 4



3.05m x 3.07m (10' 0" x 10' 1") double glazed window to rear, central heating radiator, laminate flooring, fitted shelves.

Bedroom 5

4.45m x 5.28m (14' 7" x 17' 4") a room of generous proportions with 2 velux windows, laminate flooring, central heating radiator.

SECOND FLOOR

Games Room/Bedroom 6



3.71m x 9.86m (12' 2" x 32' 4") with steps into the loft, running the length of the house, 2 velux windows, 2 central heating radiators, storage space to eaves, walk in wardrobe.

Cloakroom with pedestal wash hand basin and low level flush w.c.

A perfect games room, hobby room or possibly a 6th bedroom.

EXTERNALLY

To the Front



The property is approached via a tarmac driveway with ample off road parking and turning space for several vehicles. Leads to integral garage.

Pathway to both sides leading to rear garden.

Rear Garden.



To the rear the property enjoys a south facing fully enclosed rear garden mostly laid to lawn with patio area laid to slabs and borders open fields, creating a lovely space.

Concrete and timber shed currently used as a gym but could provide a perfect garden shed.

VIEWING ARRANGMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

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 License 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, electricity and drainage. Oil fired central heating system.

Tenure - Freehold.

Council Tax Band F (Ceredigion County Council).

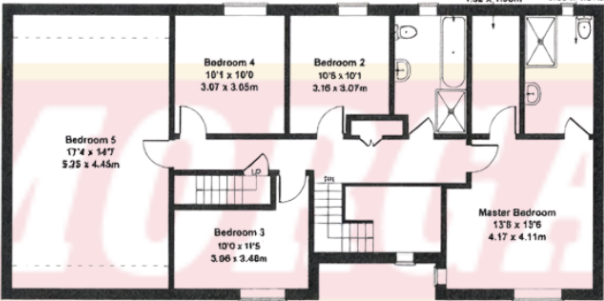
Llain Wen, Ffostrasol



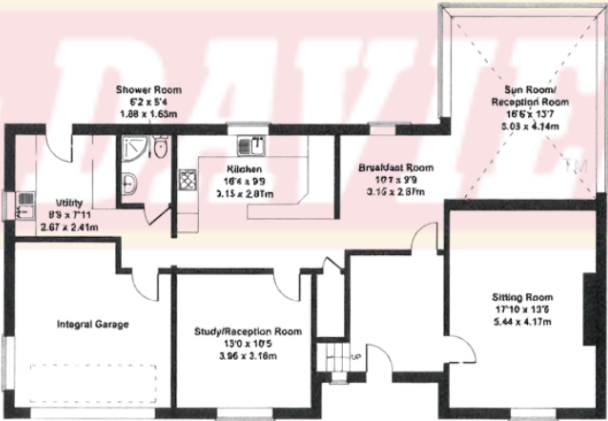
SECOND FLOOR

Dressing Room
5'0 x 4'5
1.52 x 1.35m

En-suite
10'0 x 3'6
3.05 x 1.07m



FIRST FLOOR



GROUND 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.

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MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (69)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

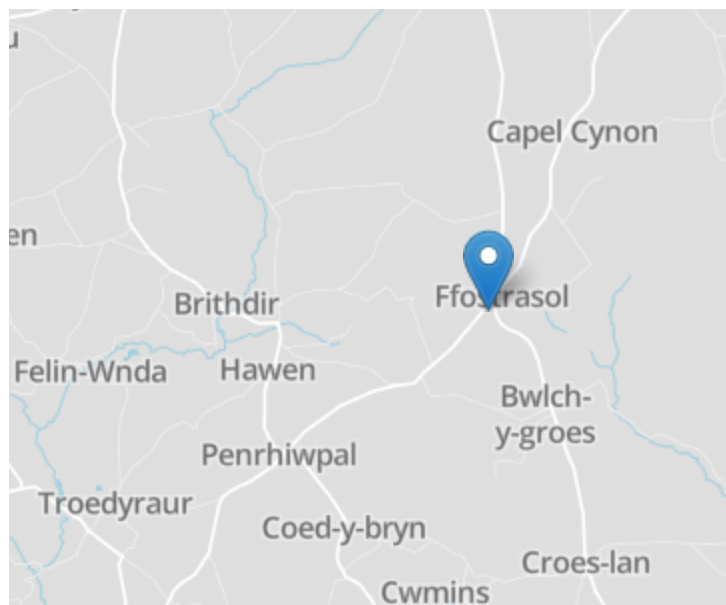
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No


The existence of any public or private right of way? No



Directions

From Aberaeron proceed south on the A487 passing through the villages of Ffosyffin, Llwyncelyn, Llanarth to Synod Inn. Turn left at the crossroads at Synod Inn onto the A486 Llandysul road. Continue on this road for approximately 4 miles until you reach the village of Ffostrasol. Continue into the village and turn right onto the B4571 Newcastle Emlyn road and the property will be on your left hand side as identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

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