

*Idyllic 8.8 Acre smallholding set in the heart of the Aeron Valley. Cilcennin Near Aberaeron/Lampeter.*



**Llaethdy, Cilcennin, Near Aberaeron, Ceredigion. SA48 8RR.**

**£525,000**

**Ref A/5478/ID**

\*\*Idyllic 8.8 acre smallholding\*\* Located down its own tree lined track in the heart of the Aeron Valley\*\* Popular village community of Cilcennin, near Aberaeron/Lampeter\*\* Character 3 bed traditional farmhouse\*\* Range of stone and slate outbuildings ripe for conversion (subject to planning)\*\* Fantastic peaceful location\*\* Picturesque rural setting with views over open countryside\*\* Only 15 minute drive to the coast\*\* Character 3 bedroom cottage\*\* A SMALLHOLDERS DREAM !\*\*

The property comprises of main reception room/lounge, kitchen. First floor - 2 double bedrooms, 1 single bedroom and bathroom.

Llaethdy is located in the heart of the Aeron Valley in the popular village community of Cilcennin, being only a 10 minute drive to Aberaeron which offers primary and secondary school, leisure centre, traditional high street offerings, local cafes, bars, restaurants, public transport connectivity and community health centre. The University towns of Aberystwyth and Lampeter are an equi distant 20-30 minutes drive from the property offering a wider range of amenities and services. The Cardigan Bay coastline is less than a 10 minute drive of the property.



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## GROUND FLOOR

### Main Reception Room / Lounge / Dining Area

16' 1" x 30' 3" (4.90m x 9.22m) running the width of the property with glazed upvc door to front and 2 double glazed windows making the most of the rural outlook, exposed stone fireplace housing a 'Stovax' stove on a quarry tiled hearth to one end and an open fire with back boiler to the other, exposed beams to ceiling, 2 radiators, open tread staircase to first floor. Door into -



### Kitchen

6' 4" x 17' 2" (1.93m x 5.23m) with fitted base units and 2 wall units, stainless steel drainer sink and plumbing for automatic washing machine, double glazed window to rear and side, glazed upvc door to rear, electric cooker point and multiple beams to ceiling.



## FIRST FLOOR

### Landing

10' 6" x 8' 3" (3.20m x 2.51m) access hatch to loft. Airing cupboard housing hot water cylinder and immersion heater.



### Rear Bedroom 2

8' 0" x 16' 0" (2.44m x 4.88m) with double glazed window to side with views over the garden, exposed beams.



### L Shaped Single Bedroom 3

4' 7" x 9' 6" (1.40m x 2.90m) (max) with double glazed window to front with lovely rural views, exposed beams.



### Bathroom

6' 4" x 6' 9" (1.93m x 2.06m) with three piece suite, comprising of a panelled bath with hot and cold taps, Triton electric shower above, pedestal wash hand basin, low level flush w.c. half tiled walls, ceiling window.



## EXTERNALLY

### To the Front

The property is approached via its own tree lined drive with oak, ash and sycamore trees etc.

At the bottom of the drive there is ample parking space for several cars to the side and rear of the property and the drive leads on over the stream towards the stone outbuildings.



### Garden and Grounds

Immediately the property sits in immaculate gardens and grounds, mostly laid to lawn with a plethora of trees including feature copper beech trees, flowers and hedgerows.

There are extensive lawned areas surrounding the property.

The grounds are immaculately maintained with several different areas, all with their own charming features.



## To the Rear

To the rear of the property is a further garden that has raised beds, cottage garden area with rose bushes and shrubs.

There is a mature productive Bramley Apple tree and a row of blackcurrant bushes.



### **Polytunnel.**

30' 0" x 14' 0" (9.14m x 4.27m)



### **Static Caravan**

Ideal for storage.



### Stone and Slate Barn

A particular feature of this property is the large Former Dairy/Llaethdy which is generally in good condition of traditional construction under a slate roof, prime for conversion into holiday accommodation - subject to planning. Currently set out over three units with -

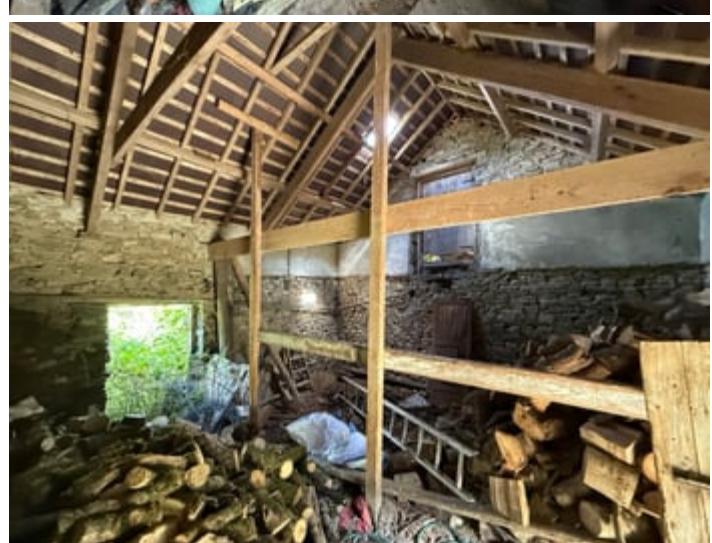
Unit 1 - Being a former dairy parlour 17'2" x 31' with a vaulted ceiling with exposed A frame beams with a former milk line still in tact.

Unit 2 - Former Machinery shed - 17'2" x 22'5" with vaulted ceiling, exposed A frame beams. Doorways to both ends.

Unit 3 - The Hay Barn - 12'5" x 23' doorways to both ends and hay loft with 9' head height.

Lean to Storage shed 7'9" x 5'4".

Red brick Pig Sty at the end.





## NOTE

The track will be owned by any new purchasers, however there will be a right of access for the current vendors to access the first field on the right hand side on the track.

## MONEY LAUNDERING REGULATIONS

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.

## VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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.

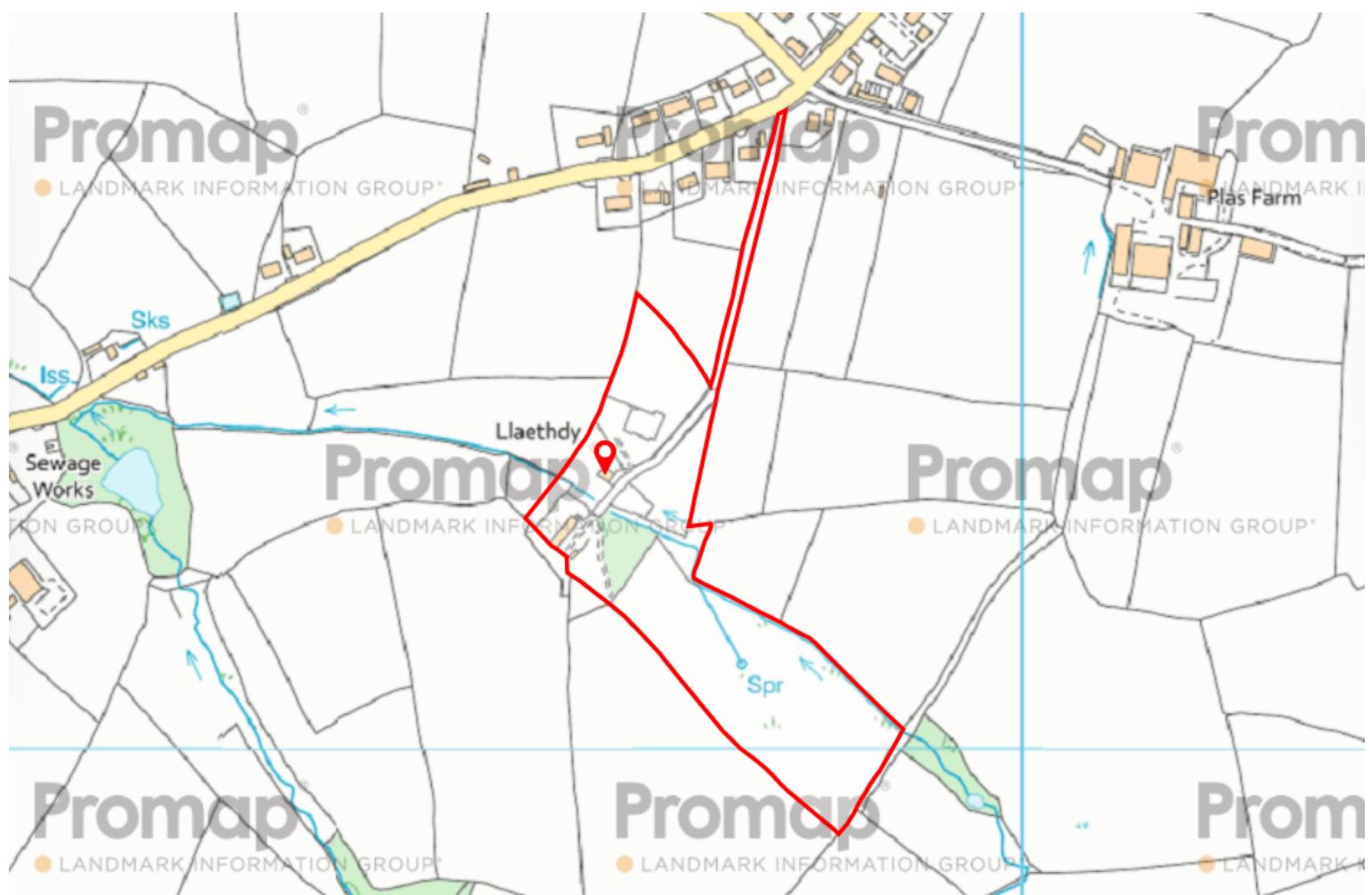
## Services

We are advised that the property benefits from mains water and electricity. Private drainage to septic tank. There is currently no central heating system except for a multi fuel stove.

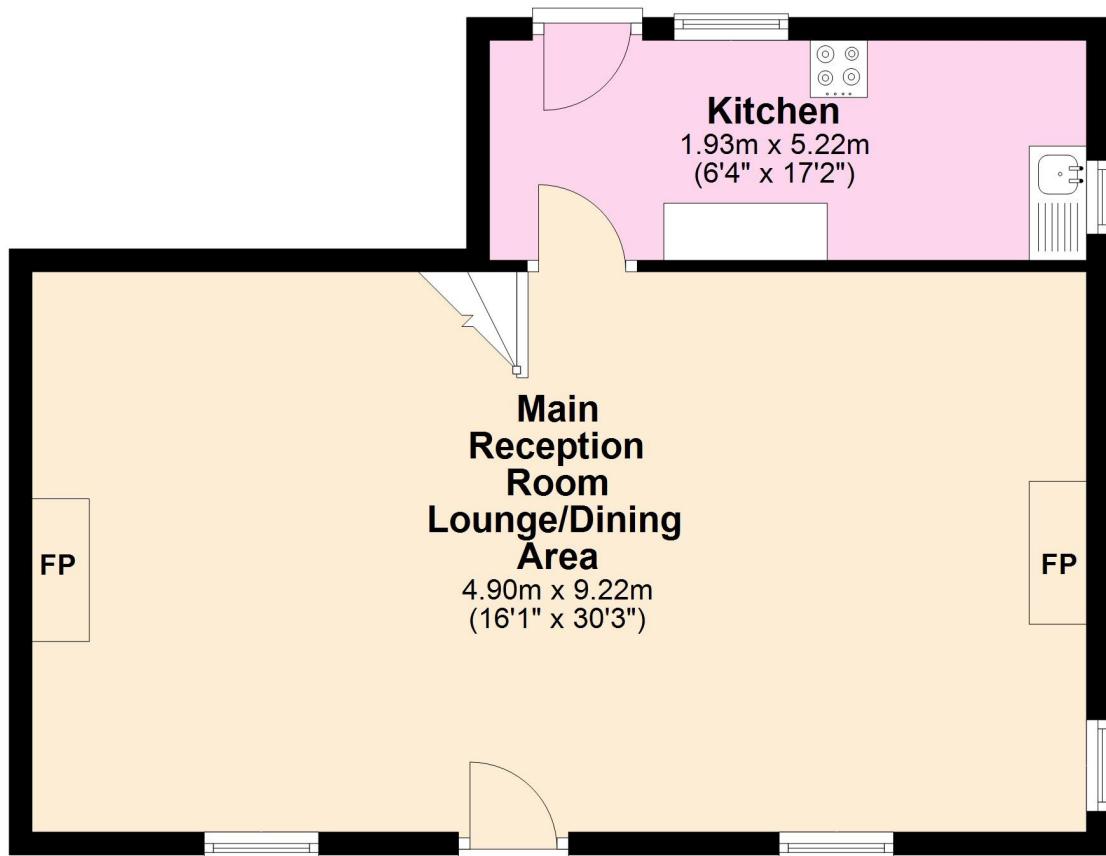
Council Tax Band - E (Ceredigion County Council).

Tenure - Freehold.

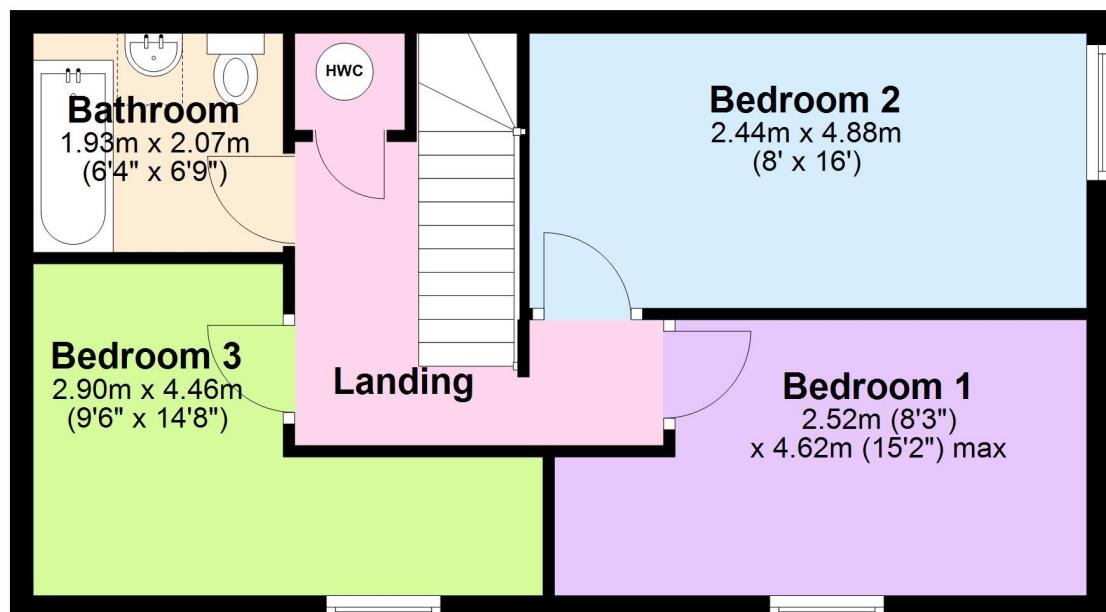




## Ground Floor



## First Floor



The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

**Llaethdy, Cilcennin, Near Aberaeron**

## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Private.

**Heating Sources:** Wood Burner.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** F (30)

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

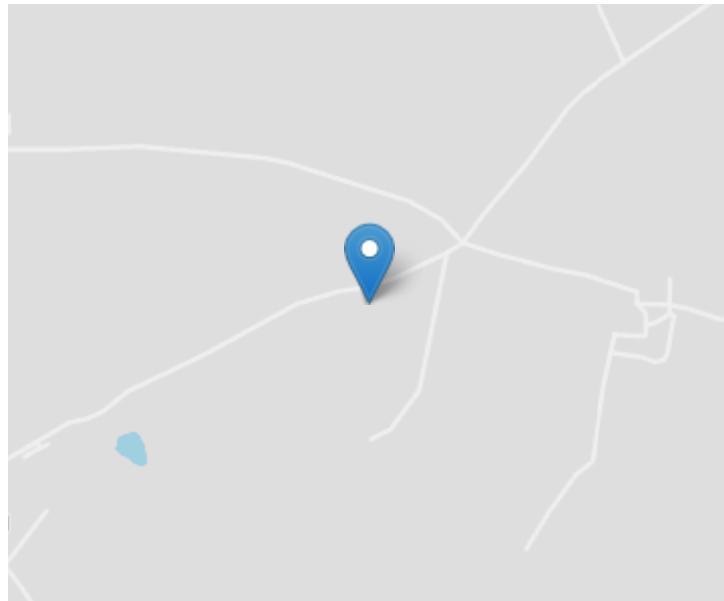
Any risk of coastal erosion? No

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



## 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>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

## Directions

From Aberaeron take the A482 Lampeter road for approximately 4 miles, passing through the village of Ciliau Aeron. Take the next left hand turning towards Cilcennin. Upon entering the village of Cilcennin you will pass the former village school on the right hand side, continue along the road for approximately 200 yards, passing the former Commerical Inn on your left hand side, continue down hill and then back up the hill for approximately half a mile, passing a cluster of bungalows and houses on your left and right hand side, just after the cluster of properties you will see the entrance to Llaethdy track on your right hand side. Continue down the track and the property will be found at the end.

what3words - played/ clincher/ shatters.

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

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

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<http://www.morgananddavies.co.uk>



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