

*Character 4 bedroom dwelling. Set within some 2.5 acres of gardens and woodland. Near Cwmtedu/Llangrannog/New Quay. West Wales.*



**The Old Mill/Y Felin, Llwyndafydd, Llandysul, Ceredigion. SA44 6LF.**

**£495,000**

**A/5293/RD**

**\*\* Spacious 4 bedroom detached property \*\* Set within 2.5 acres of grounds and woodland \*\* Character features \*\* Former Mill  
\*\* Stream boundary \*\* Peaceful and tranquil setting \*\* Walking distance to Cwmtedu \*\* Comfortable family home with good  
standard of living accommodation \*\* Ample private parking \*\* 10 minutes drive to nearby New Quay and Llangrannog \*\* A  
great property set within this favoured coastal belt that must be viewed to be appreciated \*\***

The property sits within the small coastal village of Llwyndafydd on the fringes of the villages of Caerwedros and Cwmtedu. Cwmtedu is a renowned local sandy cove along the Cardigan Bay coastline. The fishing village of New Quay is some 10 minutes drive from the property offering primary school, doctors surgery, local shops, cafes, bars, restaurants, sandy beaches and good public transport connectivity. The larger town of Cardigan is some 20-30 minutes to the south offering 6th form college, cinema and theatre, community hospital, traditional high street offerings, retail park, supermarkets and employment opportunities. The university town of Aberystwyth is some 30 minutes drive to the north with Network Rail connections, regional hospital, Welsh Government and Local Authority offices.



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## GENERAL

An impressive character property boasting the original former Mill with a more modern stone fronted extension.

The property provides comfortable 4 bed family living accommodation across 2 floors with the potential of an additional 5th bedroom on the ground floor.

The property sits within some 2.5 acres in total being 1 acre of amenity and gardens and 1.5 acres of gently sloping woodland down to the the stream boundary of the property.

## ACCOMMODATION

### Entrance Porch

5' 3" x 9' 7" (1.60m x 2.92m) accessed via glass timber door with side windows, slate flagstone flooring, part exposed stone walls, glass door into:



### Hallway

With slate flagstone flooring, rear window, radiator, open

access to first floor, electric socket.



### WC

WC, part tongue and groove panelling to walls.

### Lounge

14' 5" x 25' 8" (4.39m x 7.82m) character living room providing spacious family accommodation with feature stone inglenook fireplace on slate hearth, dual aspect windows to rear and side with rear glass door, radiator, TV point, multiple sockets, exposed beams to ceiling, connecting door into:





### Sitting Room/Study/Potential Bedroom

16' 5" x 10' 9" (5.00m x 3.28m) with patio door to front with side glass panels, laminate flooring, timber fireplace and surround with slate hearth, rear window to garden.

### Kitchen

13' 4" x 19' 2" (4.06m x 5.84m) with oak effect base and wall units, Formica worktop, 1½ stainless steel sink and drainer with mixer tap, gas and electric cooking range, tiled flooring, space for dining table with double glass door and window to front forecourt, multiple sockets, radiator, side door into:







## Utility Room

12' 1" x 5' 0" (3.68m x 1.52m) with washing machine and drier connection points, glass door and access to front patio area, tiled flooring, part exposed stone walls.



## FIRST FLOOR

### Landing

With window to front.



### Inner Landing Area

With access to loft and access to:

### Bedroom 1

12' 6" x 12' 9" (3.81m x 3.89m) double bedroom, dual aspect windows to rear and side, fitted cupboards, multiple sockets, radiator.





### Bedroom 2

12' 5" x 13' 1" (3.78m x 3.99m) double bedroom, window to rear, radiator, multiple sockets.



### Bedroom 3

10' 9" x 16' 5" (3.28m x 5.00m) double bedroom, dual aspect windows to front and rear of the property, fitted cupboards, radiator, multiple sockets, access to loft.



### Bathroom

9' 4" x 7' 6" (2.84m x 2.29m) with enclosed tiled corner shower, panel bath, WC, single wash hand basin, airing cupboard, wood effect vinyl flooring, side window.





#### Bedroom 4

13' 2" x 12' 9" (4.01m x 3.89m) double bedroom, triple aspect windows to front and side, multiple sockets, radiator, fitted cupboards.



#### EXTERNAL

The property is approached from the adjoining county road to a stone bridge owned by the property crossing over a stream to the front forecourt of the property, finished in gravel and extended patio areas to the front and side strategically positioned to overlook the adjoining river.









## Workshop

11' 2" x 23' 9" (3.40m x 7.24m) of block construction under a cement fibre roof, range of work benches, concrete base, multiple sockets.



## Garden Area

Set to the side of the main house is an elevated garden predominantly laid to lawn with mature planting and trees to borders, treehouse, area for washing line and enjoying a fully enclosed private setting with no overlooking.

To the north of the house is a 1.5 acre sloping area of woodland with walks throughout leading down to its boundary with the adjoining stream.







## **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 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 the property benefits from mains water, electricity and drainage. Oil central heating.



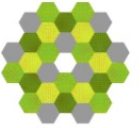
Tenure - Freehold.

Council Tax - tbc.

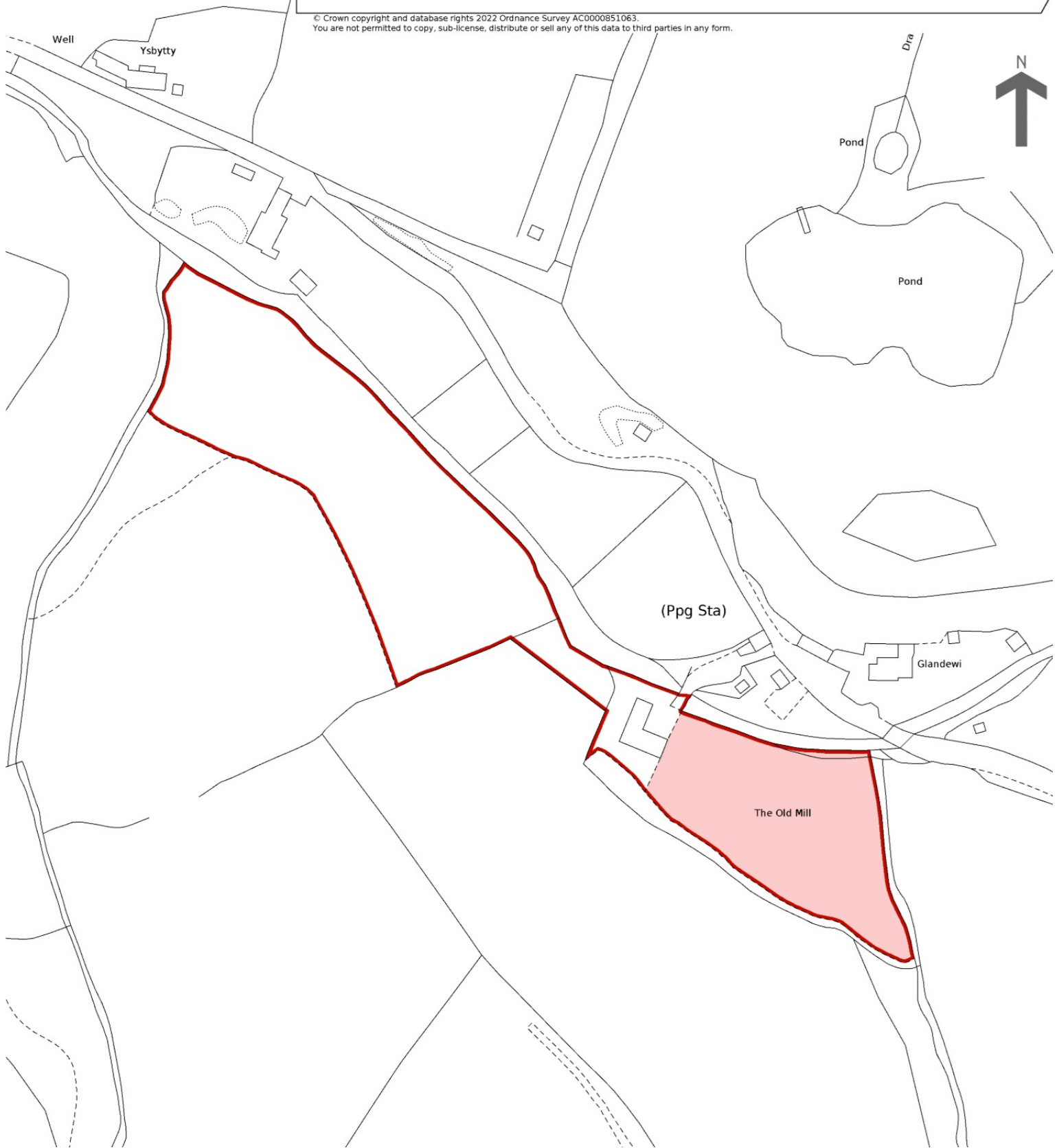


HM Land Registry  
Official copy of  
title plan

Title number **CYM840767**  
Ordnance Survey map reference **SN3655NE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



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## Directions

From Caerwedros village centre head south signposted Llwyndafydd and Blaencelyn. Continue along this road to the bottom of the hill where you will enter opposite the former Crown Inn public house. Take a left hand turning and then immediately right onto the Cwntydu road and continue for approximately 200 yards and the property is located on the left hand side as identified by the agents for sale board.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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 beautiful property, contact us:

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