

*A very desirable cottage and holiday let with good range of stables and outbuildings and all weather arena, set in 1.27 acres near Aberystwyth, West Wales*



**Pen Y Bryn, Llanafan, Aberystwyth, Ceredigion. SY23 4BA.**

**£595,000**

**Ref: A/4992/AM**

\*\*\* Model south facing Smallholding \*\*\* Cottage with 3 bedrooms \*\*\* Cosy Accommodation \*\*\* Lawned and Patio areas \*\*\* 2 Hot Tubs \*\*\* Fully Fitted Holiday Cabin \*\*\* Far reaching views over the Ystwyth Valley to the South \*\*\*

\*\*\* Post and rail fenced around the boundary \*\*\* All Weather Arena \*\*\* Fully equipped Stabling \*\*\* Steel Framed Garage and Workshop \*\*\*

\*\*\* 9 Miles from the University Town Administrative Centre and Coastal Resort of Aberystwyth \*\*\* 11 Miles from the Market Town of Tregaron \*\*\* 6 Miles from Devils Bridge \*\*\* 7 Miles from the A44 Connection \*\*\*



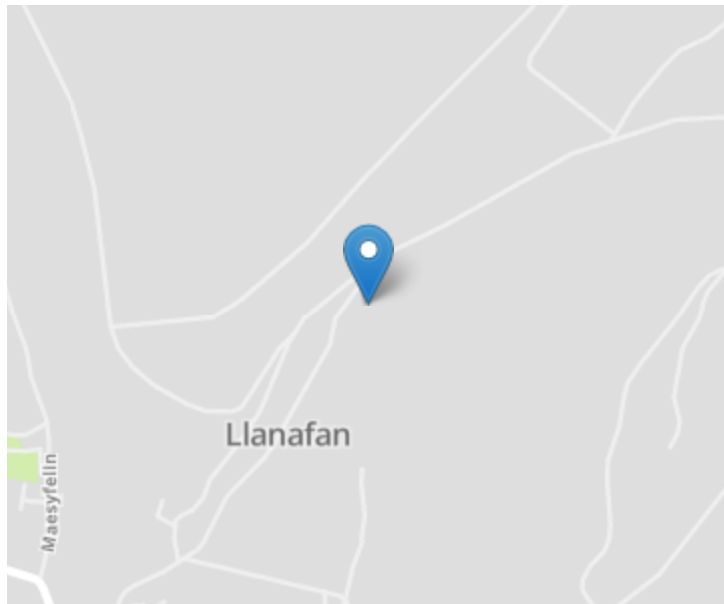
**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**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



## LOCATION

Pen Y Bryn is situated in the rural Village of Llanafan, 9 miles from the University Town Administrative Centre and Coastal Resort of Aberystwyth with national rail network and the General Hospital of Bronglais and 7 Miles from the A44 Connection.

## GENERAL DESCRIPTION

Pen Y Bryn offers potential purchasers an unique opportunity to acquire a model south facing smallholding comprising of a 3 bed cottage and a holiday cabin. In recent years the cottage has been successfully ran as a holiday let. Both accommodations benefits from a private patio with a private Hot Tub, lawned gardens with flower beds and shrubs. Externally it extends to around 1.27 acres offering 2 paddocks, 4 stables, all weather arena with flood lights, steel framed garage and a spacious workshop. The property also benefits from a successful holiday let business that could be continued including a holiday lodge.

## PEN Y BRYN

### FRONT ENTRANCE

Half glazed UPVC door, tiled floor with glazed oak door leading to accommodation.

## RECEPTION ROOM/SITTING ROOM



17' 5" x 12' 5" (5.31m x 3.78m). Slate fire place with multi fuel stove. Built in cupboards, under stairs cupboards. Sliding 7' 6" patio doors leading out to raised patio and front garden.

## KITCHEN/DINER



16' 10" x 7' 9" (5.13m x 2.36m). Fitted oak units with surface over, 4 ring hob with extractor fan, fan oven, single drainer stainless steel sink. Combi oil fired boiler running domestic systems.

**BEDROOM 1**

16' 8" x 7' 0" (5.08m x 2.13m). With radiator.

**BEDROOM 3**

9' 10" x 7' 6" (3.00m x 2.29m). With radiator.

**BATHROOM**

Three piece suite with WC, wash hand basin and a corner shower.

**GARDEN**

A lovely Lawned front and side garden, with flower beds and shrubs, mature trees and a private Hot Tub.

**BEDROOM 2**

9' 0" x 7' 8" (2.74m x 2.34m). With radiator.

**SIDE GARDEN**

## RAISED PATIO



## FAR REACHING VIEWS



## STONE AND SLATE UTILITY BUILDING



11' 9" x 10' 4" (3.58m x 3.15m). Plumbing in place for washing machine. Pressurised water tank. Shower room with WC and wash hand basin, cubicle shower containing heating towel rail.

**CABAN GLAS-HOLIDAY LET UNIT**

14' 6" x 7' 7" (4.42m x 2.31m). Kitchenette with all appliances, living and sleeping area with TV.

**CABAN GLAS-SHOWER ROOM**

Shower with WC, wash hand basin and heated towel rail.

**CABAN GLAS GARDEN-RAISED PATIO**

Lawned area and a raised patio area with a private Hot Tub.

**EXTERNALLY**

## ALL WEATHER EQUINE ARENA



30' 0" x 18' 0" (9.14m x 5.49m). With flood lights and post and rail fencing.

## LOWER SERVICE YARD



With dog kennel, former poultry run.

## GARAGE/WORKSHOP



41' 0" x 27' 0" (12.50m x 8.23m). Concrete floor, with part mezzanine, electric and water connected with electric roller shutter.

## LEAN TO STABLES

21' 3" x 16' 4" (6.48m x 4.98m). Open fronted with concrete floor.

## OFF CONCRETE TOP SERVICE FARM YARD

## GARAGE



36' 0" x 17' 6" (10.97m x 5.33m). Steel frame with 15' eaves, concrete floor, roller door, electric and water connected. Built by shuffle bottom.

## STABLES



24' 0" x 12' 3" (7.32m x 3.73m).

## TACK ROOM

18' 9" x 8' 1" (5.71m x 2.46m). Block built under a slated roof.

## DETACHED 2 STABLES



19' 0" x 9' 7" (5.79m x 2.92m).

## TENURE AND POSSESSION

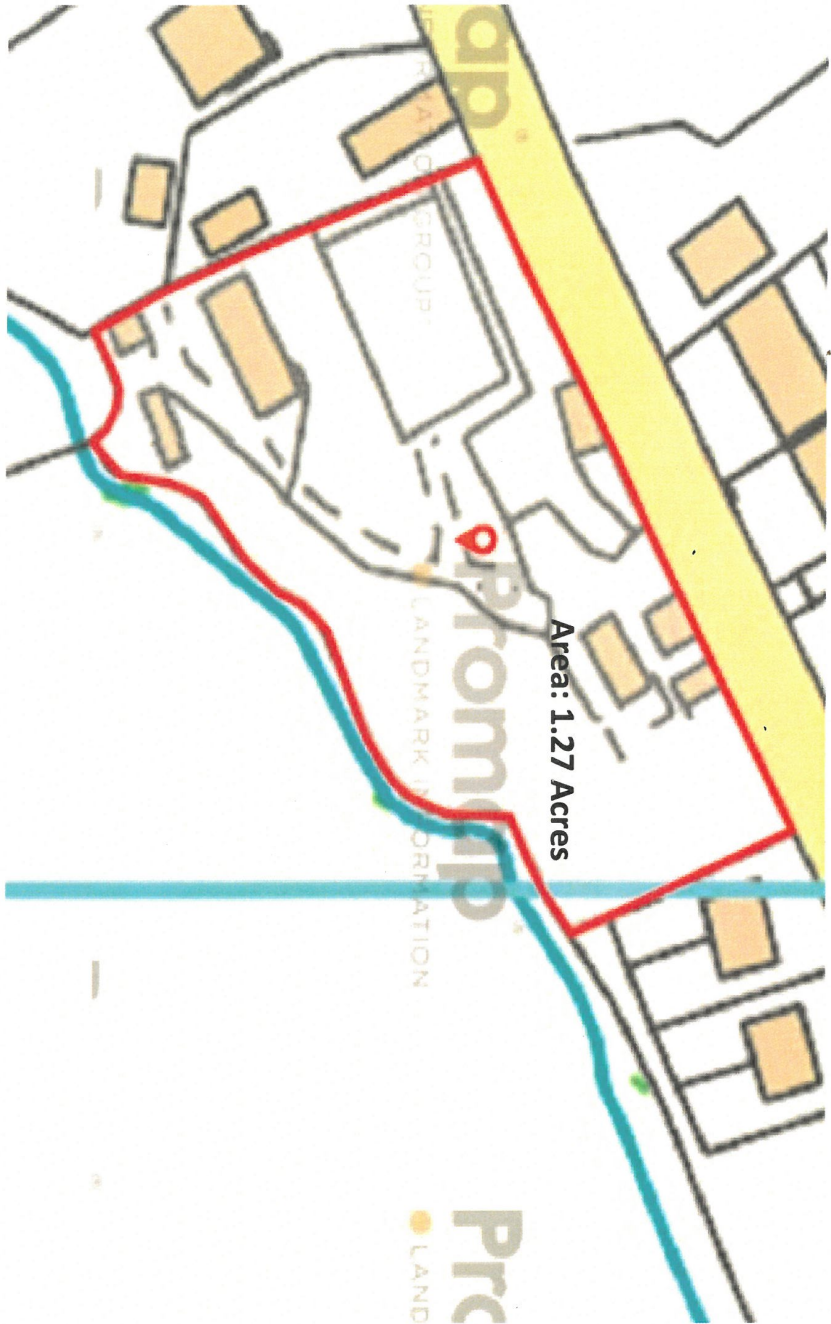
We are informed the property is Freehold Tenure and will be vacant on completion. No onwards chain.

## Services

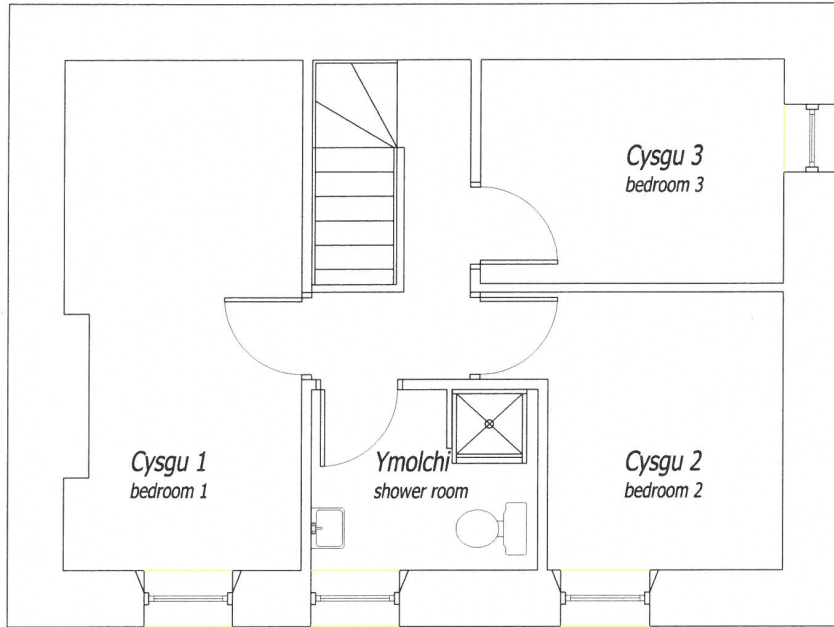
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, private drainage for the Outhouse, oil fired central heating, telephone subject to B.T. transfer regulations, Broadband available.

## Energy Efficiency Rating

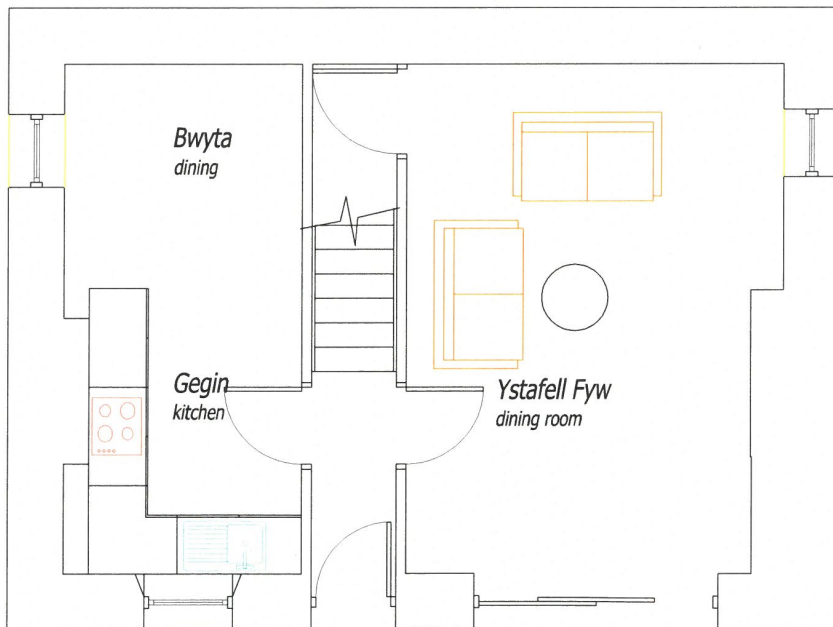
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	







**LLAWR CYNTAF**  
*first floor*



**LLAWR GWAELOD**  
*ground floor*



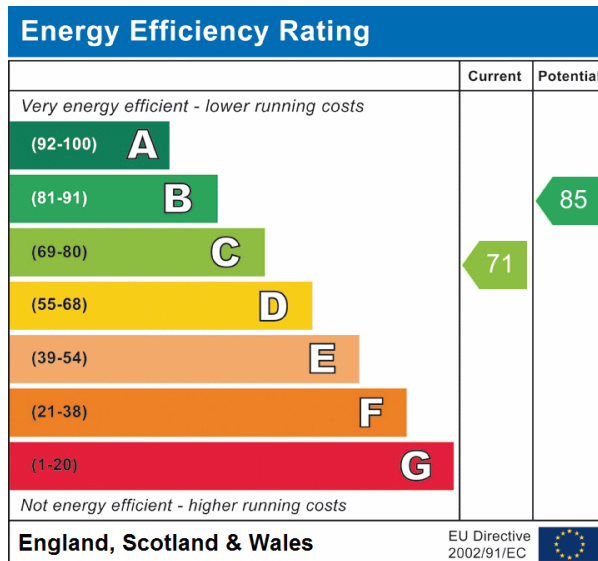
### Directions

From the University town of Aberystwyth, travelling South, take a left hand turning onto the A4120 Devils Bridge road then immediately right onto the B4340 Pontrhydfendigaid road. Follow the course of the road through the villages of New Cross and Abermagwr. You will then pass the entrance to Trawsgoed Mansion on the left hand side. Take the next left hand turning to Llanafan carry straight through the village keeping left by the church, carry on for a further half mile and you will see this property on the right hand side, backing onto the lane.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@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



For further information or to arrange a viewing on this beautiful property, contact us:

**Lampeter**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623  
 E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)  
<http://www.morgananddavies.co.uk>

Regulated by