

*A most delightful 3.1 ACRE smallholding. Located in a quiet coastal setting. Llwyndafydd Near Cwmtedu.*



**Brynarian, Llwyndafydd Road, Near Cwmtedu, Ceredigion. SA44 6BY.**

**£445,000**

**Ref A/5480/ID**

**\*\*A delightful 2 bed traditional Welsh Cottage\*\*Set in 3.1 acres of gardens and grounds\*\*Quiet coastal location\*\*Being only 2 miles from the coast\*\*Dating back to 1792\*\*Wealth of charm and character throughout\*\*Attached former cow shed, ripe for conversion\*\*Stunning rural views over open countryside\*\*A SMALLHOLDER'S DREAM ! \*\***

The property comprises of entrance hall, character lounge, office/study, kitchen, inter-connecting barn. First floor - 2 double bedrooms and shower room.

The property is beautifully located just outside the popular semi rural hamlet of Llwyndafydd on the road towards the picturesque cove of Cwmtedu being on the Cardigan Bay coastline providing access to the All Wales coastal path. The property lies a 15 minute drive from the Georgian harbour town of Aberaeron with its comprehensive shopping and schooling facilities and a 30 minute drive from the larger market town of Cardigan.



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## GENERAL

Brynarian provides potential purchasers the opportunity to acquire a beautifully preserved 1792 Welsh cottage of traditional stone construction under a slate roof.

Internally the property has not been altered much over the years and provides a blank canvas for someone to add their own stamp.

There is a wealth of character features throughout and there is great scope to increase the living accommodation by converting the attached stone barn.

A PROPERTY DESERVING OF AN EARLY VIEWING !

## GROUND FLOOR

### Entrance Hallway



12' 9" x 3' 4" (3.89m x 1.02m) via hardwood door with port hole, red and black quarry tiled flooring, dog leg staircase to first floor, understairs storage cupboard.

### Character Lounge



12' 6" x 12' 1" (3.81m x 3.68m) with open fire with slate and mahogany ornate surround, raised slate hearth, double glazed window to front, alcoves, exposed beams, red and black quarry tiles. Doorway into -



## Study/Office



4' 6" x 9' 7" (1.37m x 2.92m) with double glazed window to rear with views over the paddock, half vaulted ceiling.

## Kitchen



8' 3" x 12' 9" (2.51m x 3.89m) a range of fitted base and wall cupboard units with formica working surfaces above, stainless steel drainer sink, electric oven point, plumbing for automatic washing machine, double glazed window to front and rear. Views over fields, exposed beams. Door into -

## Inter Connecting Barn

22' 4" x 12' 7" (6.81m x 3.84m) a former cow shed of stone construction with corrugated roof, exposed A frame beams. Ripe for conversion to extend the living accommodation - subject to planning.





## FIRST FLOOR

### Double Bedroom 1



10' 7" x 12' 7" (3.23m x 3.84m) with exposed beams to ceiling, double glazed window to front.

### Shower Room



5' 0" x 7' 1" (1.52m x 2.16m) with a modern three piece suite with corner shower unit with electric shower above, dual flush w.c. gloss white vanity unit with inset wash hand basin, half tiled walls, tiled flooring, stainless steel heated towel rail,

window to front.

### Double Bedroom 2

8' 4" x 13' 1" (2.54m x 3.99m) with double glazed window to front, exposed beams, cupboard housing the hot water tank.



## EXTERNALLY

### The Grounds.



A particular feature of this property is its wonderful gardens and grounds, standing in some 3.1 acres.



The property is approached via a narrow track opening up to a hard standing parking area with private parking for multiple cars.

## The Gardens

There are various garden areas at the property, all with an abundance of mature trees, flowers, shrubs and hedgerows creating a wonderful space.

There is also a woodland area beyond with a range of native trees.







### **The Paddock**

To the rear of the property is a paddock which is laid to hay with separate roadside access.



### **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.

### **VIEWING ARRANGMENTS**

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](https://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**

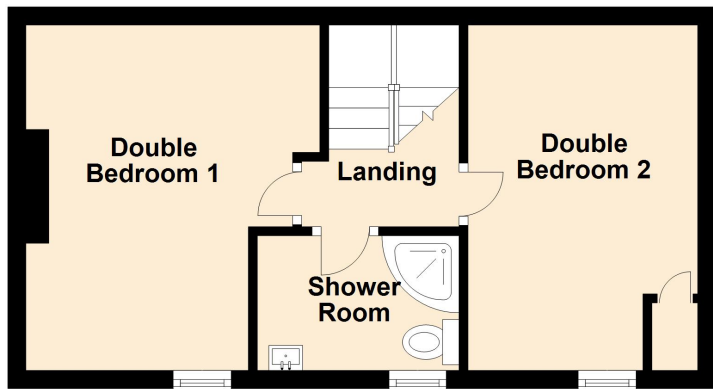
We are advised the property benefits from mains water and electricity. Private drainage to septic tank. Fibre Broadband.

Council Tax Band E (Ceredigion County Council).

Tenure - Freehold.

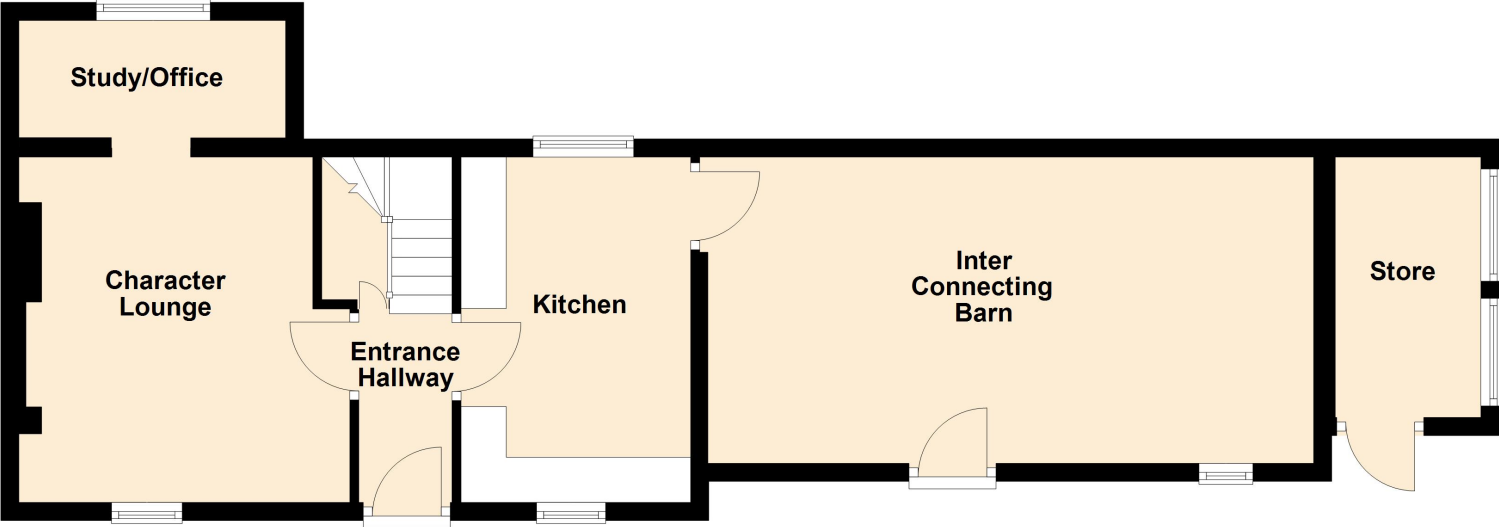


### First Floor





Ground Floor



## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Private.

**Heating Sources:** Open Fire.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** G (3)

**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

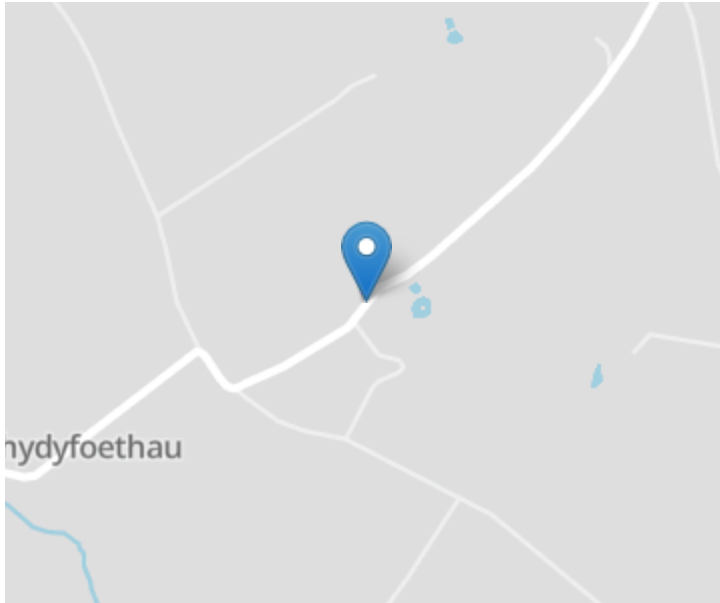
**Is the property listed?** No

**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 west on the A487 road, continue through the village of Ffosyffin, Llwynyclyn, Llanarth and onto Synod Inn. Pass through the village of Synod Inn and carry on until you get to the next crossroads, take a right hand turning adjacent to the church, continue down this road for approximately 2 miles until you reach Caerwedros. Take the left hand turning on the crossroads, continue into the village of Llwyndafydd, continuing straight on at the junction, down the dip and then back up, continue on this road for approximately half a mile and you will see 2 attractive properties to the left and then Brynarian will be the next property on the right hand side.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		53
(21-38) <b>F</b>		
(1-20) <b>G</b>	3	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

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