

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



BRYNARIAN,  
LLWYNDAFYDD  
ROAD, NEAR  
CWMTYDU,  
CEREDIGIONSA44 6BY  
£445,000  
**REF: Ref A/5480/ID**

**MORGAN  
& DAVIES**

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Image Caption

**BRYNARIAN,  
LLWYNDAFYDD ROAD,  
NEAR CWMTYDU,  
CEREDIGION,  
SA44 6BY**

**£445,000**

Llwyndafydd/Cwmtedu Near New Quay/  
Traditional 2 bed welsh cottage  
3.1 acres of gardens and grounds  
Quiet coastal location  
Wealth of charm and character throughout  
Dates back to 1792  
Only a 5 minute drive to the coast  
MUST BE VIEWED



Image Caption

**MORGAN  
& DAVIES**



Image Caption

**\*\*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.



Image Caption

## 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.



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**MORGAN  
& DAVIES**

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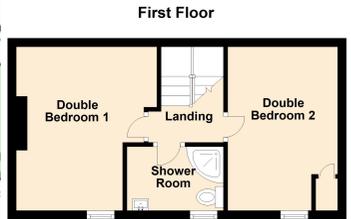
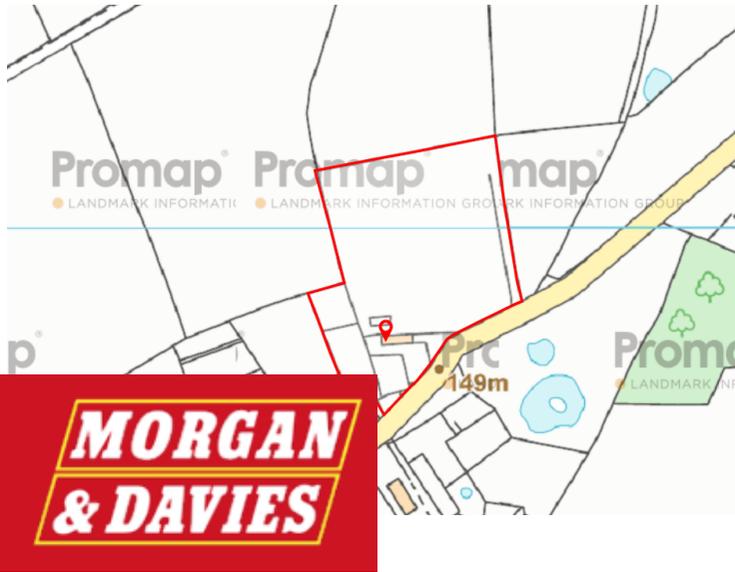
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## Character Lounge





From Aberaeron proceed south west on the A487 road, continue through the village of Ffosyffin, Llwynceilyn, 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.

**Tenure**

Freehold

**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.

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NEAR CWMTYDU,  
CEREDIGION,  
SA44 6BY**

**£445,000**

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

**T: 01545 571 600  
F: 01545 571 770  
aberaeron@morgananddavies.co.uk  
morgananddavies.co.uk**

