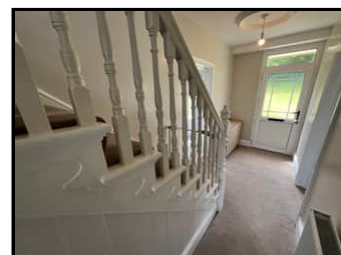


*A most appealing 4.2 ACRE Smallholding perfect for equestrian purposes. Recently renovated 4 bed house. 3 Miles inland from the Cardigan Bay Coast - Ciliau Aeron Near Aberaeron - West*



**Delfryn, Ciliau Aeron, Near Aberaeron, Ceredigion. SA48 8BU.**

**£475,000**

**Ref A/5289/ID**

**\*\*A rare opportunity of acquiring an attractive 4.2 ACRE Smallholding with recently renovated house\*\*Perfect for equestrian purposes\*\*Only 4 miles inland from the Cardigan Bay coastline at Aberaeron\*\*The house has recently been renovated to a high standard and provides 4 bedrooms\*\*Landscaped gardens and grounds\*\*Gas fired central heating and double glazing throughout\*\*Recently installed external wall insulation\*\*Useful stable and garage/workshop unit\*\*Lovely gently sloping 4.2 acre paddock\*\*A Real Countryside Gem\*\***

The property comprises of Ent Hall, Front Lounge, Cloak Room, Utility/Rear Porch, Study/Office, Modern Kitchen/Dining Room, Sun Room. First Floor - Central Landing, Modern Bathroom, 3 Double Bedrooms and 1 Single Bedroom.

The property is situated on the fringes of the village of Ciliau Aeron, positioned between Aberaeron and Lampeter. The village offers a local primary school and active community hall and places of worship. The Georgian Harbour town of Aberaeron is within some 4 miles drive from the property with its wealth of local cafes, bars, restaurants, traditional high street offerings, community health centre, primary and secondary schooling. The University town of Lampeter is some 20 minutes drive to the East offering supermarkets and a wider range of high street offerings.



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## GENERAL

The current vendors have invested significantly in the renovation of delfryn emphasising on energy efficiency. There is 600mm of loft insulation and 50mm internal wall insulation. We are advised that these have improved the running costs of the property.

## GROUND FLOOR

### Entrance Hall

5' 6" x 16' 0" (1.68m x 4.88m) via half glazed upvc door with glazed fan light above, stairs rising to first floor, central heating radiator, door into -



### Front Lounge

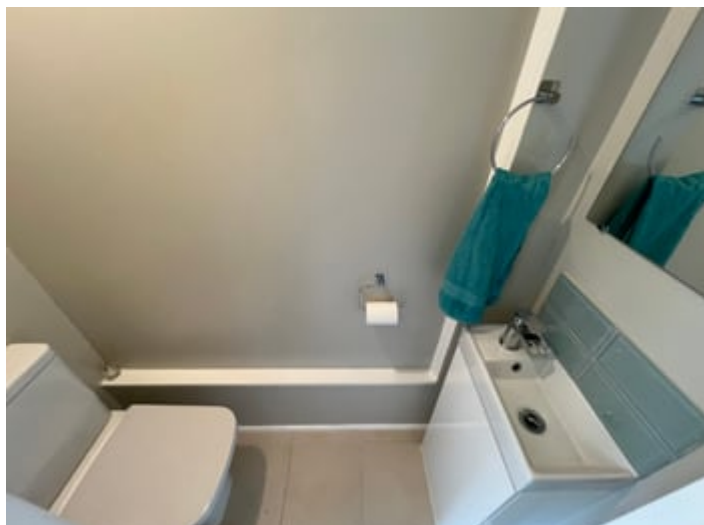
11' 7" x 13' 5" (3.53m x 4.09m) with large double glazed window to front, inset multi fuel stove on a tiled hearth and ornate surround, central heating radiator, multiple sockets.





### Understairs Cloak Room

5' 2" x 2' 2" (1.57m x 0.66m) with dual flush w.c. vanity unit with wash hand basin, tiled floor.



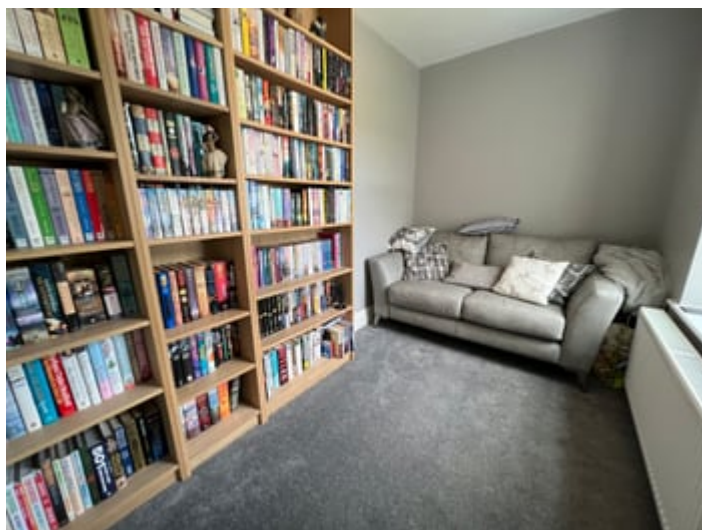
### Rear Utility/Porch

6' 4" x 9' 4" (1.93m x 2.84m) with glazed upvc door to rear, double glazed window to side and rear, cupboard units, stainless steel drainer sink, plumbing for automatic washing machine, tiled splash back, tiled flooring.



### Study/Office

6' 7" x 11' 7" (2.01m x 3.53m) with double glazed window to rear with lovely views over the Aeron valley, central heating radiator.



### Modern Kitchen/Dining Room

8' 4" x 22' 9" (2.54m x 6.93m) a modern galley kitchen comprising of gloss grey base and wall cupboard units with formica working surfaces above, inset Belfast sink, electric double oven and grill, 4 ring electric hob with pull out extractor hood, tiled splash back, 2 central heating radiators, 2 double glazed windows to front and rear with views over the paddock and open countryside, space for fridge freezer, integrated dishwasher, Alfa gas boiler, space for 4 seater dining table. Door into -





## Sun Room

23' 4" x 13' 0" (7.11m x 3.96m) with dwarf wall construction with upvc double glazed units surround making the most of the panoramic views over the open countryside and down the Aeron valley, tongue and groove panelling, glazed patio door to side, decking, wall lights.



## FIRST FLOOR

### Central Landing

13' 9" x 5' 4" (4.19m x 1.63m) with access hatch to loft, double glazed window to rear, central heating radiator.





### Modern Bathroom

8' 6" x 8' 1" (2.59m x 2.46m) with 3 piece white suite comprising of a panelled bath with a Mira electric shower above, Gloss white vanity unit with inset wash hand basin, low level flush w.c. stainless steel heated towel rail, central heating radiator, shaver point, extractor fan, double glazed window to rear. Door into storage cupboard, tiled walls.



### Rear Double Bedroom 1

8' 1" x 12' 2" (2.46m x 3.71m) with double glazed window to rear, range of fitted wardrobe units, central heating radiator, TV point.



### Front Double Bedroom 2

9' 5" x 11' 0" (2.87m x 3.35m) with double glazed window to front, range of fitted wardrobe units, central heating radiator.



### Front Single Bedroom 3

6' 0" x 8' 2" (1.83m x 2.49m) with double glazed window to front, central heating radiator, fitted over bed cupboard units.



### Front Double Bedroom 4

8' 7" x 10' 0" (2.62m x 3.05m) with double glazed window to front, range of fitted wardrobe units, central heating radiator.



## EXTERNALLY

### Detached Garage/Workshop

24' 0" x 16' 0" (7.32m x 4.88m) of block construction with a cement sheet roof, up and over door, electric connected.



### Stable Block

16' 0" x 32' 5" (4.88m x 9.88m) Max separated in three sections with two stables.







### Tack Room

Of block construction with concrete handling yards. Gates leading to -

### The Land

Productive 4.2 Acre paddock being slightly sloping and is enclosed by stock proof fencing to the boundaries. Also benefits from a separate roadside access.



### Garden and Grounds

To the front of the property is a spacious maintained lawned area with mature hedgerows and trees to boundaries providing privacy.





### To the Side

Is a recently installed decking area providing a most pleasant seating area with glorious views over the Aeron valley and also benefits from a 7 seater Hot Spot Hot Tub.



### MONEY LAUNDERING

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.

### TENURE

The property is of Freehold Tenure.

### Services

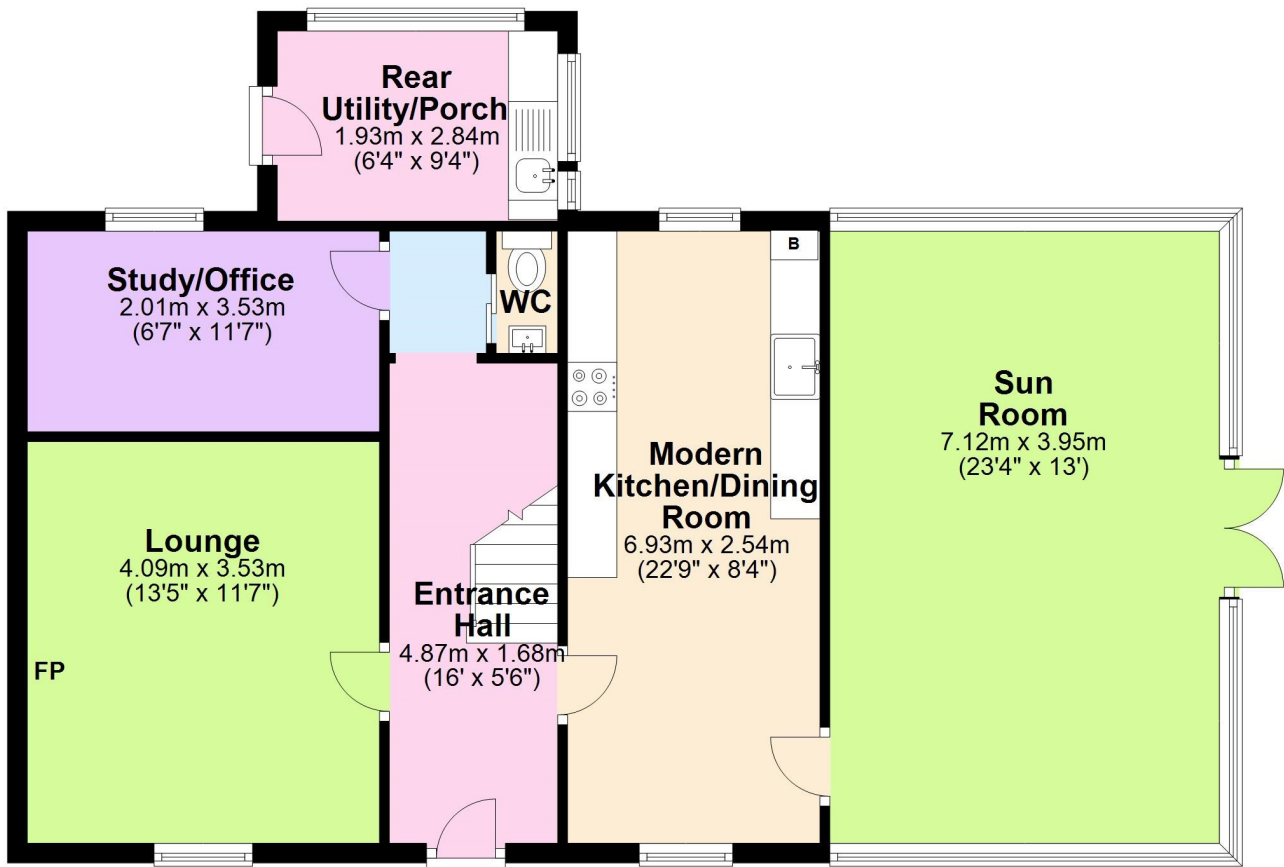
The property benefits from Mains Water, Electricity and Drainage. Gas fired central heating.

Council Tax Band - E



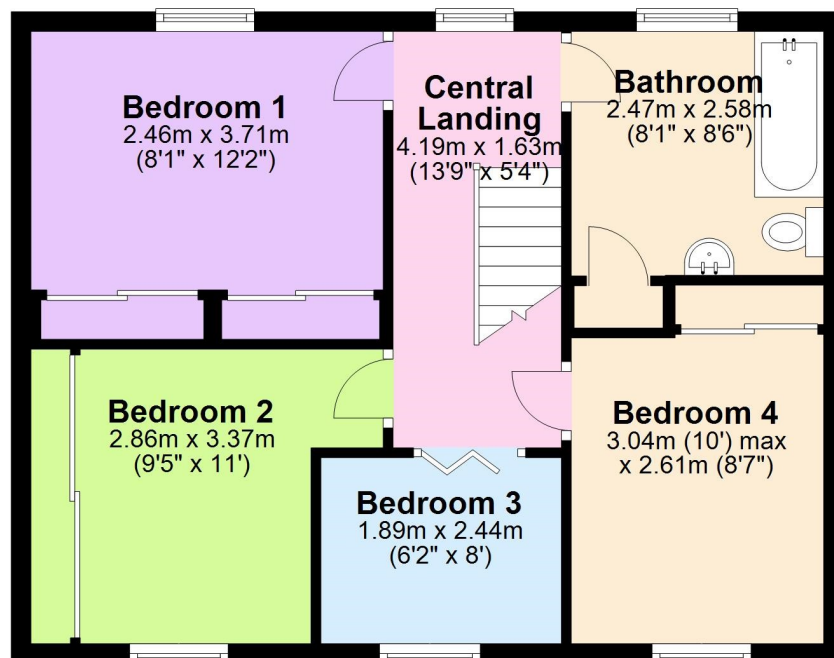
## Ground Floor

Approx. 80.3 sq. metres (864.3 sq. feet)



## First Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



Total area: approx. 130.2 sq. metres (1401.3 sq. feet)

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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

**Delfryn, Ciliau Aeron, Aberaeron**

## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (56)

**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

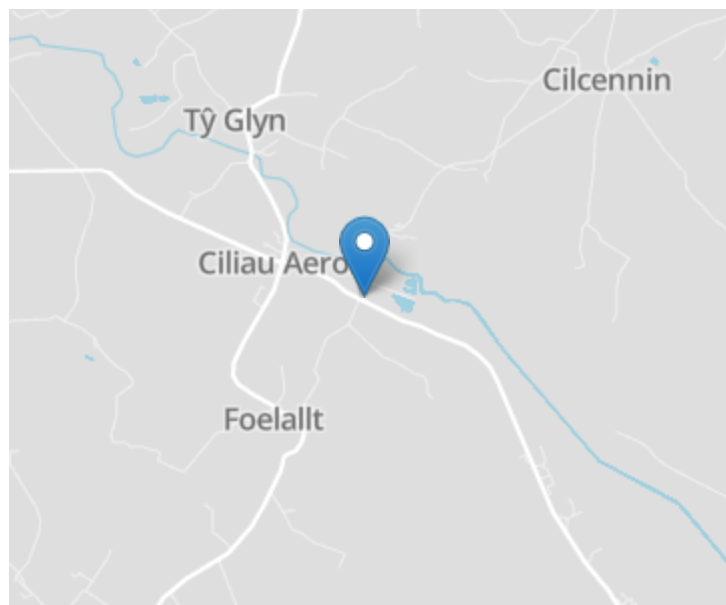
**Is the property listed?** No

**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 East on the A482 Lampeter road to the village of Ciliau Aeron. Drive through the village to the next crossroads and turn left where you will see the property immediately on your right hand side as identified by the Agents for sale board.

## Energy Efficiency Rating

|   | Current | Potential   |
|---|---------|---|
| Very energy efficient - lower running costs |         |   |
| (92+) <b>A</b>                              |         | 90  |
| (81-91) <b>B</b>                            |         |   |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            | 56      |   |
| (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  |

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

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**Ceredigion**  
**SA46 0AS**

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



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