

*A delightful 3 bed detached residence set in approximately an acre of attractive grounds. Only 1½ to the coast at Cwmttydu - West Wales.*



**Glandewi, Llwyndafydd, Near Cwmttydu, Ceredigion. SA44 6LF.**

**£480,000**

**Ref R/4655/ID**

**\*\*Delightful 3 bed detached residence\*\* Beautifully set in attractive gardens and grounds\*\*Semi rural hamlet of Llwyndafydd, only 1½ miles to the coast at Cwmttydu\*\*Beautiful wooded valley setting\*\*Detached workshop\*\*River boundary\*\*Spacious property\*\*double glazed sash windows throughout\*\*Ample off road parking\*\***

The property comprises of Entrance hall, reception room, lounge, kitchen/dining room, utility room. First floor - landing, 3 double bedrooms and main bathroom.

The property is beautifully located just outside the popular semi rural hamlet of Llwyndafydd on the road towards the picturesque cove of Cwmttydu being on the Cardigan Bay coastline providing access to the All Wales coastal path. The property lies some 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.



**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

## GROUND FLOOR

### Entrance Hall

15' 3" x 4' 3" (4.65m x 1.30m) via upvc door, central heating radiator, stairs to first floor.



### Reception Room

10' 4" x 12' 2" (3.15m x 3.71m) currently used as a hobby room with 2 double glazed sash windows to front, sash window to side, fitted wardrobes, central heating radiator, wall lights.



### Lounge

11' 6" x 12' 2" (3.51m x 3.71m) with double glazed sash windows to front, side and rear, multi fuel stove on a slate hearth, central heating radiator, TV point, door into understair cupboard and pantry.







### Kitchen/Dining Room

11' 0" x 17' 2" (3.35m x 5.23m) with modern base and wall cupboard units with formica working surfaces above, stainless steel single drainer sink, AG electric range oven with 4 ring LPG hob with electric hot plate, stainless steel extractor fan above, integral fridge, double glazed window to front 6' patio doors to side overlooking the garden, tiled splash back, central heating radiator, door into -



### Utility Room

10' 2" x 14' 8" (3.10m x 4.47m) an useful utility room with plumbing for automatic washing machine, plumbing for a dishwasher, stainless steel drainer sink, upvc exterior door to both ends.



### FIRST FLOOR

#### Landing

8' 3" x 15' 1" (2.51m x 4.60m) with access hatch to loft.



### Double Bedroom 1

14' 5" x 10' 5" (4.39m x 3.17m) with sash windows to front and side, central heating radiator.



### Main Bathroom

6' 0" x 11' 6" (1.83m x 3.51m) with 4 piece white suite comprising of a panelled bath with hot and cold taps, enclosed shower unit with Triton electric shower above, pedestal wash hand basin, low level flush w.c. stainless steel heated towel rail, frosted window to side.



### Double Bedroom 2

15' 0" x 9' 0" (4.57m x 2.74m) with two sash windows to front, central heating radiator.



### Double Bedroom 3

11' 1" x 16' 9" (3.38m x 5.11m) with dual aspect windows to front and side, range of fitted wardrobe units and views over garden.







## EXTERNALLY

### The Grounds

One of the main features of the property is its attractive garden and grounds extending to approximately an acre.

Mostly laid to an extensive lawned area with a variety of shrubs, trees, flower and hedgerows. Patio are laid to slabs perfect for Al-fresco dinning and a small fish pond. Stone steps lead down to the stream, creating an enchanting and relaxed atmosphere.

Pleasant elevated summerhouse overlooking the garden area.

There is also a side garden with greenhouse.







### **Detached Derelict Building (formerly a cow shed)**

15' 0" x 13' 0" (4.57m x 3.96m) being derelict of stone and slate construction and has potential for conversion subject to planning.





### Workshop

11' 9" x 32' 0" (3.58m x 9.75m) with cavity wall construction under a slated roof with electricity connected and being fully insulated. This building would be ideal for conversion (subject to planning consent).



### Additional Land

The property also benefits from land on the other side of the road with storage shed.



### Outside w.c. and Boiler Room

Housing a Grant boiler.

### Woodlands

The property is also surrounded by its own Bluebell woodlands.

### 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

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](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

### Services

The property benefits from mains water and electricity. Private drainage to septic tank. Oil fired central heating.

Council Tax Band F (Ceredigion County Council).

TENURE - Freehold.

## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**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, continuing through the villages of Ffosyffin, Llwynelyn, Llanarth onto Synod Inn. Pass through the village of Synod Inn, carry on until you get to the next crossroads, take the 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 down into the village of Llwyndafydd, continuing straight on at the junction and take the right hand turning sign posted Cwmtedu. The property will be found some 100 yards on the right hand side as identified by the agents for sale board.

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

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



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