



TY GOF

Llanfair Clydogau | Lampeter | Ceredigion | SA48 8LG



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Introducing Ty Gof, a captivating former Blacksmith's cottage that traces its origins back to the 18th century. Nestled on the outskirts of Lampeter, in the sought after hamlet of Llanfair Clydogau, this historic property seamlessly combines the allure of the past with contemporary conveniences, featuring three bedrooms, two bathrooms, and thoughtfully integrated modern amenities including privately-owned solar panels, oil-fired central heating, UPVC double glazing and mains drainage.

Well maintained and well presented, internally and externally, Ty Gof is situated in a serene, secluded setting. The property is surrounded by a well-cultivated garden, complete with a wildlife pond, and accessed via a private gated gravel driveway offering ample parking space. Additional features include a versatile garage/workshop and a charming garden studio.

This period cottage is replete with original characteristics, including a distinctive Cornish style chimney breast and ash stripped flooring, enhancing its historic charm. The accommodation is deceptively spacious and well-appointed, designed to facilitate a free-flowing lifestyle while retaining its picturesque cottage/longhouse appeal.

Ty Gof stands as a unique opportunity in a highly desirable location, offering a blend of rural tranquillity and contemporary living. Act swiftly to secure this rare offering in this lovely setting.

(Please note that this property has in the past had evidence of Japanese Knotweed and new owners will have a treatment plan handed over as part of the transaction).

Video Link: <https://youtu.be/Bz4tWbmsB4E>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



















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Our team possesses extensive regional knowledge, providing exceptional service for buying or selling properties. With a deep understanding of local markets, we offer accurate and current advice on trends and opportunities in the West Wales property market.

Renowned for its tranquil, rural, and unspoiled beauty, the region offers a peaceful escape with low crime rates, deserted beaches, and strong family values. We offer a range of country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

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