

Ty Lon
Ciliau Aeron, Near
Aberaeron

Asking Price £437,500

- Substantial 4 Bed, 3 Bath detached country house
- Has been a successful Bed and Breakfast premises
- Two Large Reception rooms
- 4 large double bedrooms - Two ensuite
- Oil Fired C/H and Double Glazed
- Large landscaped gardens of Approx 0.25 acre
- Double Garage and ample off road parking
- Only some 3 Miles From Aberaeron
- Attractive Aeron Valley Setting with views over open fields



A delightfully located substantial country house offering 4 double bedroom, 3 bath roomed accommodation, previously used as successful country guest house set in pretty gardens and grounds of approx 0.25 acre with a rambling brook boundary and enjoying views over open fields to front and rear.

Nestling in the lower reaches of the Aeron valley along a quiet country lane, yet only some 3 miles from the Georgian Harbour and market town of Aberaeron.

Location

Attractively situated adjoining a quiet country lane on the outskirts of the rural community of Ciliau Aeron, with primary school, Only some 3 miles from the Georgian destination harbour town of Aberaeron renowned for its colourful houses and popular for its destination bars, restaurants and shops. Aberaeron is also an important employment centre in the West Wales region with a number of businesses including the local authority head quarters, the Tanyfron primary care unit and primary and secondary schooling. The property is also within easy driving distance of the larger town of Aberystwyth to the North, Lampeter inland and Cardigan to the South. Well positioned in this favoured coastal region with easy access to a number of sandy beaches and secluded coves including New Quay, Llangrannog, Aberporth etc.

Description

A substantial property offering characterful accommodation with the benefit of oil fired central heating and uPVC double glazing. A feature of this property are its large rooms and having been until recently used as a successful country guest house, this property is ideal for either family occupation or indeed income generation, if required. The property has oil fired central heating with mainly UPVC double glazed windows and affords the following well maintained accommodation:-

Rear uPVC Entrance Door

To

Entrance Lobby

pantry cupboard off with shelves, side window.

Kitchen

13'9 x 9'7 (4.19m x 2.92m)

With extensive range of modern kitchen units at base and wall level incorporating a double bowl stainless steel sink unit, 4 ring LPG hob, electric double ovens, slimline dishwasher, plumbing and space for an automatic washing machine, storage units including carousel corner unit, integrated fridge. Grant oil fired boiler.

Dining Room / Reception Room

24'8 x 16'8 (7.52m x 5.08m)

An attractive room with exposed stone walling, 3 radiators, separate front entrance door, feature bay window, stairs to First Floor

Living Room

25'8 x 16'6 (7.82m x 5.03m)

Again an attractive light room with several windows to both front and rear, having large sliding patio doors to side, stone fireplace having LPG coal effect fire inset, 4 radiators.

First Floor

Access by a hardwood open tread staircase from the Dining Room to a large landing with independent access door providing separate access via stone steps.

Landing

Walk-in airing cupboard having copper cylinder being shelved.

Bedroom 1

14' x 11'9 (4.27m x 3.58m)

Radiator, front window, door to

Jack and Jill Bathroom

9'8 x 4'10 (2.95m x 1.47m)

With bath having shower unit over, toilet, wash hand basin, radiator. Separate door to landing



Shower Room

6'2 x 6'6 (1.88m x 1.98m)

With corner shower unit, toilet, wash hand basin, radiator.

Bedroom 2

13'9 x 11'2 (4.19m x 3.40m)

radiator, vanity wash hand basin, recessed wardrobe space.

Bedroom 3

13'6 x 12'4 (4.11m x 3.76m)

With front window, radiator, vanity unit with wash hand basin.

Bedroom 4

16'10 x 10' (5.13m x 3.05m)

Radiator, double aspect windows, door to

En-suite Shower Room

13'5 x 7'2 (4.09m x 2.18m)

With corner shower unit having electric shower, toilet, wash hand basin, radiator. This also a Jack and Jill bathroom with further door to Landing.

Externally

A feature of this property are its extensive cottage style gardens and grounds. The property is approached by a gravel driveway leading to double garage with extensive further parking areas.

To the side of the property is an attractive paved terrace enjoying views over the garden and the surrounding countryside.

Detached Double Garage

23' x 13' (7.01m x 3.96m)

With electrically up and over front door, power connected, fitted work bench, external water tap.

The Gardens

Offers well maintained landscaped gardens with lawned areas, well stocked flower and shrub borders with a wealth of herbaceous plants including Acers, Azaleas and further shrubs and bushes to provide colour all year round. The garden is intersected by a pretty rambling brook, the whole enjoying a pleasant South facing aspect nestling in the Vale of Aeron.

Services

We are informed the property is connected to mains water, mains electricity, private drainage to septic tank, oil fired central heating, hard wired smoke and fire detectors, telephone subject to transfer regulations.

Directions

From Aberaeron take the A482 Lampeter road, continue to the square at Ciliau Aeron, turning left proceed for approximately 1 mile and after passing over the bridge take the next left hand turning signposted Pennant, continue along here for approximately 0.5 of a mile and the property can be found on the right hand side.

what3words slacker.tourist.repelled

Outgoings

Council Tax Band A £1253 payable for the year 2023/2024.

Also classified for business rates with a rateable value of £1,400 per annum but currently subject to small business rates relief with no amount payable.

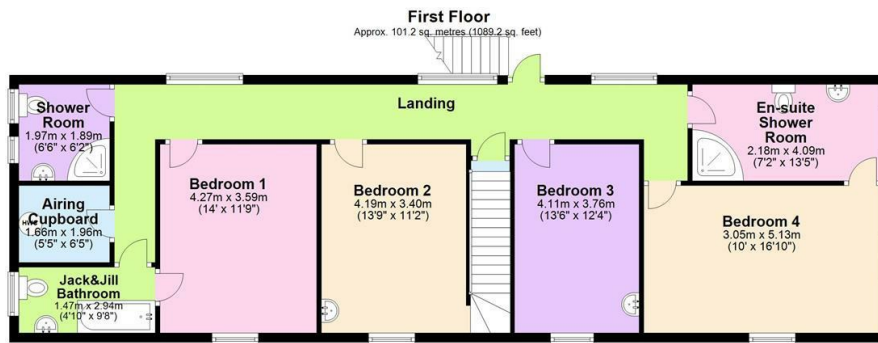
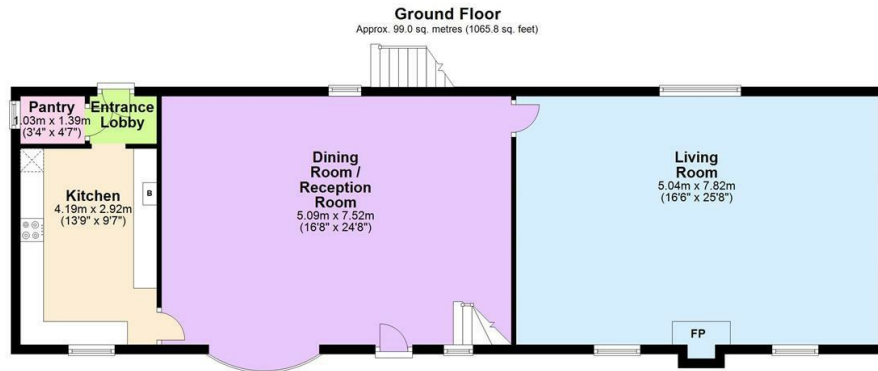
Water charges £436 per annum





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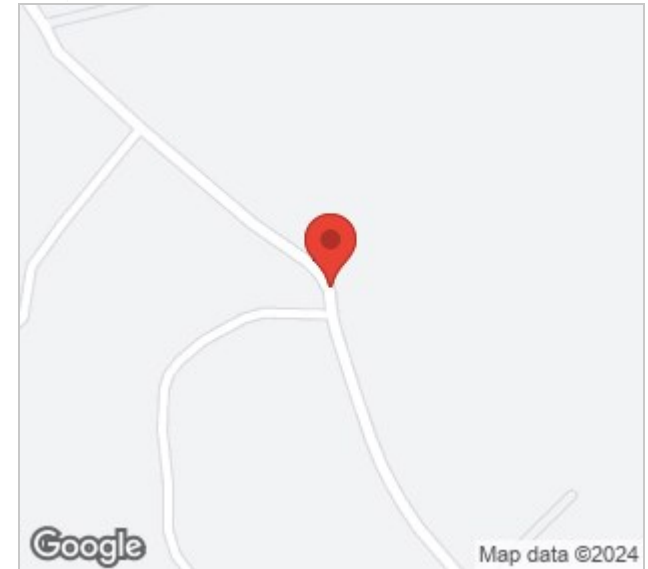
1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS
Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk



Total area: approx. 200.2 sq. metres (2154.9 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Ty Lon, Ciliau Aeron, Nr Aberaeron



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



39 HIGH STREET, LAMPETER,
CEREDIGION, SA48 7BB
Tel: (01570) 422395

MART OFFICE, LLANYBYDDER,
CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444

5 NOTT SQUARE, CARMARTHEN,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,