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Ivy Cottage Pennant, Near Aberaeron, Llanon, Ceredigion, SY23 5JP

Asking Price £295,000

A delightfully positioned detached cottage, offering a deceptively spacious, characterful 3 bedroomed accommodation with the benefit of LPG gas fired central heating and double glazing together with a wood burning stove. The property in our opinion, could have potential for extension into the further outbuilding to the side to create a small annex/ air B&B and has the benefit of spacious gardens and grounds to the side, which is currently a workshop and garage and is set spacious grounds, in a pleasant edge of village setting. Located in the popular village of Pennant some 4 miles from the destination town of Aberaeron and close to Aberystwyth

Location

The property is attractively located in of the village community of Pennant being a satellite village of the popular destination town of Aberaeron renowned for its shops, cafes, bars, hotels with primary and secondary schooling and also commuting to the larger town of Aberystwyth to the North. Offering a wide range of facilities including the Bronglais general hospital and train station and large shops including Marks & Spencer's, Next, Tesco and Morrisons etc. The property is set in an attractive location with walks along quite country lanes nearby and is well positioned to explore the Ceredigion heritage coastline.

Description

The property offers a detached cottage of an attractive appearance having had insulation approval works carried out with all external walls insulated internally. LPG gas fired central heating boiler recently installed and double glazing. The property also provides characterful accommodation with many of the original retained features, including beamed ceilings and a cosy wood burning stove. The accommodation is well presented and affords the following accommodation

Front Entrance Door



To hallway, tongue and groove panel walls, radiator

Sitting Room / Potential Bedroom 4

14'5 x 6'3 (4.39m x 1.91m)



with radiator, front window, tongue and groove ceiling

Living Room

14'5 x 12'10 (4.39m x 3.91m)



An attractive room with front and rear windows, feature fireplace, having wood burning stove inset on a tiled hearth, beamed and tongue and groove ceiling, radiator. Door to rear hallway, side entrance door

Kitchen



Having a range of kitchen units at base and wall level with single drainer sink unit, plumbing for automatic washing machine, cooker point, double aspect windows, radiator.

Rear Dining Room

6'6 x 12'7 (1.98m x 3.84m)



With quarry tiled floor, radiator, two side windows, built in storage cupboard.

Inner Lobby

Leading to bathroom

Bathroom



Bath with tiled surround and shower unit over, wash hand basin, toilet, radiator, convector heater, extractor fan.

First Floor

Stairs from reception hall to spacious landing, leading to large airing cupboard

Bedroom 1

14'5 x 8'8 (4.39m x 2.64m)



Front window ,radiator.

Bedroom 2

14'5 x 6'5 (4.39m x 1.96m)



Radiator, front window.

Bedroom 3

7'10 x 5'9 (2.39m x 1.75m)



Externally



The property stands in a spacious plot, with pretty railed

forecourt with established rose beds adding to the appeal of the property. A useful range of attached out buildings, which in our opinion could be converted to provide further accommodation. The property stands in a spacious plot with extensive grassed lawned garden areas, a useful former kennel building currently used as a spacious work shop.

Store Room

14'5 x 8'10 (4.39m x 2.69m)



Used as a log store / general storage.

Attached Garage

14'8 x 8' (4.47m x 2.44m)



With front opening doors

Services

We are informed that the property is connected to mains water, mains electricity, mains drainage, LPG gas fired central heating, wood burning stove, telephone and broad band available

Council Tax

Ceredigion Council Tax Band E £2,545.

Directions

From Aberaeron take the A487 North turning right after passing through Aberarth, signposted Pennant, Continue to

Pennant turning right on the square proceed down the hill, over the bridge and up the other side and the cottage can be found on the left as identified by the agents for sale board.

What3words : little.digitally.besotted

Ivy Cottage Pennant



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 63 |
| (39-54) E | 51 |
| (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 | |



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