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1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

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Cefn Cledan, Nebo, Llanon, Ceredigion, SY23 5LE

Asking Price £399,950

An attractively positioned smallholding with a substantial 3 bedroomed 2 bathroom detached bungalow (subject to AOC) in need of some sympathetic renovation, useful portal framed barn/workshop and set in some 7 acres of land with two ponds thereon.

Attractive coastal position with distant sea views, between Llanon and Nebo, convenient to Aberaeron and Aberystwyth.

Location



The property is attractively located in rural surroundings between the villages of Nebo and Llanon, in a coastal location with distant sea views. The property is also convenient to the larger towns of Aberaeron to the south and Aberystwyth to the north.

Description



An improvable, commodious bungalow residence in our opinion with annexe potential from the adjoining workshop/former farm shop to the side. The property benefits from double glazing, with electric heating, an oil fired Aga range and multi fuel burner in the living room. The property provides more particularly the following:

Conservatory

10'1" x 7' (3.07m x 2.13m)



With side entrance door, Quarry tiled floor and double aspect windows.

Dining Room

13' x 10'8" (3.96m x 3.25m)



With quarry tiled floor, electric heater and patio doors to rear.

Kitchen/Breakfast Room

21' x 9'9" (6.40m x 2.97m)



A large room with quarry tile floor and range of base and wall units incorporating single drainer sink unit, electric cooker point and spot lighting.

Breakfast Area



Having exposed brick walling with beam, having recessed oil fired Aga range providing cooking facilities.

Inner Lobby

Cloakroom off



Having toilet and wash hand basin.

Office/Bedroom 1

11'10" x 8'10" (3.61m x 2.69m)



With electric heater and rear window.

Through Bedroom 2

12'3" x 7'9" (3.73m x 2.36m)



With electric heater and rear window.

Ensuite Shower Room



Having shower, wash hand basin, toilet and half tiled walls.

Living Room

25'2" x 11'8" (7.67m x 3.56m)



With quarry tile floor, side entrance door, central multi fuel stove, electric heater and double aspect windows.

Main Hallway

20'8" x 9'8" (6.30m x 2.95m)



With tiled floor, electric heaters, patio doors to front, airing cupboard with storage space housing the hot water cylinder.

Bedroom 3

9'8" x 7'9" (2.95m x 2.36m)



With electric heater and side window.

Bedroom 4

9'9"x 8'1" (2.97mx 2.46m)



With rear window.

En-suite Shower Room



With tiled shower cubicle, wash hand basin, toilet, electric heater, towel rail and extractor fan.

Utility Room

7'9" x 6'2" (2.36m x 1.88m)



With base units incorporating single drainer sink unit and door to side lobby. This leads to:

External Workshop/Potential Annex



Externally



The property is approached by initially a shared then private driveway with ample parking and turning areas.

Office/Studio/Workshop 1
14'9" x 10'3" (4.50m x 3.12m)



Two Further External Workshops/Loose Boxes
15' x 11' and 14'10" x 8'2" (4.57m x 3.35m and 4.52m x 2.49m)



Cloakroom off
Having W.C. and wash hand basin.

Room 2
14'9" x 10'7" (4.50m x 3.23m)



These two rooms have historically been used as a farm shop/food preparation area.

Large Portal Frame Building
60' x 30' (18.29m x 9.14m)



With side and end doors, adjoining open fronted section 30' x 15'.

The Land



The property is surrounded by its own relatively flat pasture paddocks.

Ponds



The property has two ponds, one in the far corner and one to the rear of the bungalow.

Planning Consent

The property is subject to an Agricultural Occupancy Restriction limiting its occupation to somebody employed or previously employed in or retired from agricultural or forestry in the locality.

Services

The property benefits from mains electricity and water with private drainage.

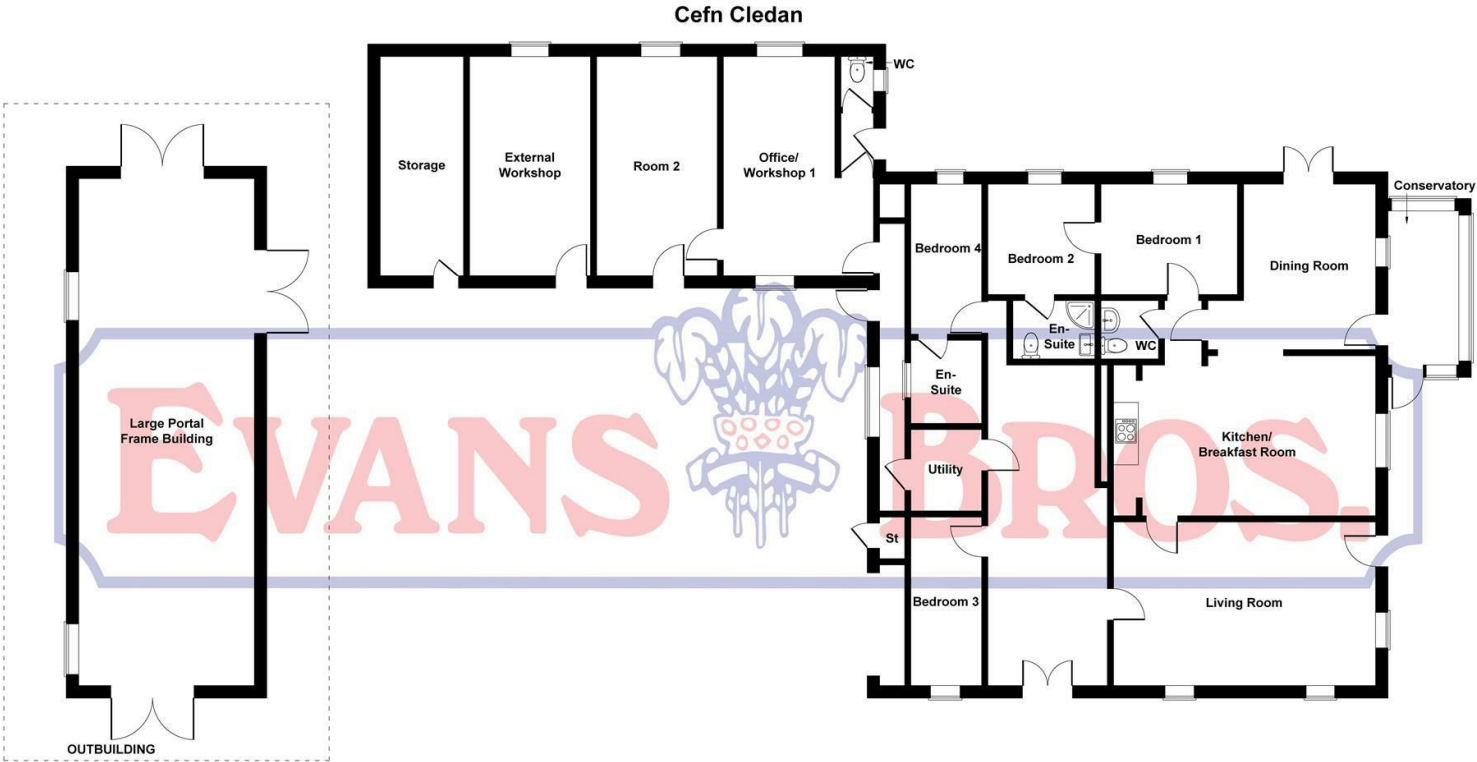
Council Tax Band - F

Amount payable: £3317 <http://www.mycounciltax.org.uk>

Directions

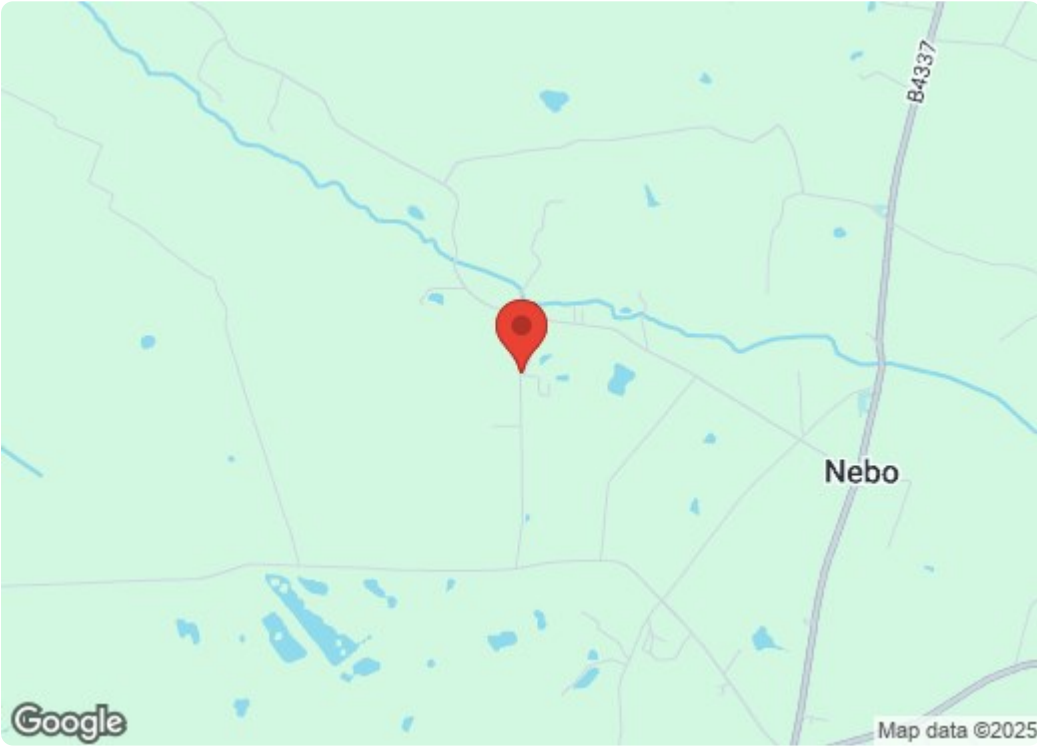
What3Words: [///birthdays.swims.hazel](http://birthdays.swims.hazel)

From Aberystwyth proceed south to the village of Llanrhystud at which turn left onto the B4337 towards Lampeter and continue to Cross Inn. At Cross Inn, take the first left hand turning at the crossroads onto the Llanon road. Continue along this road taking the third right turning and continue for approximately 400 yards where Cefn Cledan can be found on your right-hand side.



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.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			19
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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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