



**Waun Lloi , Ysbyty Ystwyth**  
**Ystrad Meurig Ceredigion SY25 6DG**  
**Guide price £475,000**





In an absolutely stunning and tranquil rural setting, a picturesque extended 3/4 bedroomed former Miner's cottage set in approximately 7 acres of land divided into a large paddock with a lake and very well south facing landscaped garden.

Set in an area of total natural beauty, a superb opportunity for anybody looking to purchase a smallholding in Ceredigion, only 1.5 miles from the village of Ysbyty Ystwyth and convenient to the towns of Aberystwyth (approx 15 miles South East) and Tregaron (approx 10 miles North). Both the afore mentioned towns having a good range of amenities.

Waun Lloi is the type of property that has a range of uses and opportunities, being conveniently near footpaths and bridleways for agricultural/equestrian purposes or as currently amenity land. The paddock with the impressive large lake is an excellent spot for water sports and of course Wildlife watching.

#### Tenure

Freehold

#### Services

Mains electricity, private drainage (septic tank), private water supply via spring. Double glazed.

#### Council Tax

Band C.

#### Accommodation

Side Entrance Half Glazed Door to

#### Utility/Boot Room

11'8 x 7'5 (3.56m x 2.26m)



With tiled flooring, oil fired central heating boiler, hot water cylinder, velux window, appliance spaces, radiator and access to loft space.

#### Ground Floor Bedroom 4/Second Lounge

15'11 x 11'6 (4.85m x 3.51m )



Currently utilised as a double bedroom. With glazed front entrance door, laminate oak flooring, window to fore, exposed beams, open fireplace with cast iron multi fuel stove and door directly out to the large front deck. Door also through to



### Study

10'9 x 6'0 (3.28m x 1.83m )

With oak flooring, window to fore and radiator.

### Inner Hallway



With exposed stone wall, steps up to kitchen area and door to

### Downstairs Bathroom



With wc, wash hand basin, shortened panelled bath with shower over, extractor fan and velux window.

From Inner Hallway Steps Up To

### Kitchen Dining Area

23'8 x 10'7 (7.21m x 3.23m )



Comprising an oak shaker style unit fitted kitchen with a range of wall and eye level units, worktops over, stainless steel sink with mixer tap, 4 ring ceramic hob and double oven. Extractor fan hood, integrated dishwasher and fridge. Tiled under floor heated flooring, door to external and velux window.

Doors through to





**Dining Area**



**Living Room**  
18'3 x 16'1 (5.56m x 4.90m )



A gorgeous bright and spacious living area with a built in floating wood burner, laminate oak flooring with zoned underfloor heating, oak framed bay feature window with veluxes overlooking the garden.



**From Dining Area**

**Ground Floor Bedroom 3**  
12'5 x 9'3 (3.78m x 2.82m)



With underfloor heated tiled flooring, large velux window and window to side.



### With Stairs from the Kitchen



### Landing

With doors to

### Bedroom 2

13'6 x 6'4 (4.11m x 1.93m)



With velux window and feature window to fore and radiator.

### Bedroom 1

10'6 x 10'4 (3.20m x 3.15m)



With exposed beams, velux window and window to fore with lovely garden views and radiator.

### Externally



The property is approached via a gated accessed track with ample room for vehicles to park/turn around.

### Outbuildings



There is a range of outbuildings to include a partially built barn (stables potential), a former mobile home as well as general sheds.

### Garden



The garden boasts a totally private space with a spacious raised deck area, the perfect seating sun spot! With access from the ground floor bedroom 4/second lounge.

There is a BBQ house with all outdoor cooking facilities, a wonderful social and hosting area.









## The Land



The stock fenced mainly flat paddock is well accessible via the garden or from the road leading to Waun Lloi. Suitable for animal grazing or equestrian.

There is a small woodland area with broadleaf and mixed conifers.

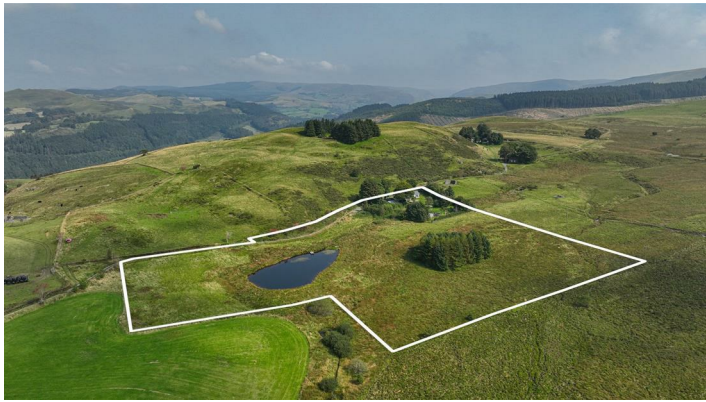
The lake offers a super peaceful area with views over the countryside and Cambrian Mountains.



The property, especially the garden area has been very well maintained and established by the current owners, as highlighted in the photographs. There is a variety of home grown produce of fruit and vegetables in the raised beds and poly tunnel, a great set up for self sufficiency.















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

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

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