



**Cae Ffynnon Lon Llewelyn, Waunfawr**  
**Aberystwyth Ceredigion SY23 3TP**  
**Guide price £850,000**



An incredible opportunity to acquire a superbly presented, elevated, detached 4 bedroomed recently built home in one of the most well positioned outskirts of town locations, with gated private driveway, double integral garage and external garage with outstanding views!

Cae Ffynnon situated in the highly sought after Lon Llewelyn is of high quality yet low maintenance being that it was designed for practically by the well established architect and our client. The build completed in 2018 and has been very well taken care of since.. Seldom do properties like this come to the market in the Aberystwyth area. Take a look at our Video Tour to see the well laid out and commodious accommodation but in person viewings are highly recommended to appreciate the finer details to the property. The home also is prime for multigenerational living with the 3 storey accommodation having bedrooms and bathrooms/shower rooms on each floor.

The property is also conveniently just a mile from the market & coastal town of Aberystwyth which has a range of local and National retailers. The major employers such as The National Library Of Wales, Bronglais Hospital and The University are also within short walking/travelling distance of the property.

#### Tenure

Freehold.

#### Services

Mains electric, water and drainage. Vaillant mains gas underfloor & hot water central heating system, Solar Panels which provide separate green supply of energy for the main house.

#### Council Tax

Band G

#### Viewing

#### Front Entrance Door

Into

#### Reception Hallway



With wood effect tiled flooring, oak staircase to first floor accommodation with under stairs storage cupboard and doors through to



#### Study

15'4" x 9'3" (4.68m x 2.84m )



The ideal home office space with tiled flooring, window to fore & side. Half glazed oak door from reception hallway.

#### Bedroom 4 (Downstairs Bedroom)

15'4" x 11'3" (4.68m x 3.45m )



With built in double mirrored wardrobes, window to side and door through to



**En Suite (4)**  
8'11" x 7'11" (2.73m x 2.43)



**Cloak Room**  
6'0" x 9'11" (1.84m x 3.03m )

**Utility Room**  
7'2" x 10'6" (2.19m x 3.22)



Also suitable as downstairs kitchenette.  
With a range of base & eye level shaker style units, appliance spaces, 1 1/2 sink with mixer tap, window to rear, extractor fan and tiled flooring.



Comprising wc, wash hand basin set in vanity unit with led lit mirrored cabinet above, wall fitted bath tub, walk in shower cubicle, heated towel rail, tiled flooring and half tiled walls.



With wc & wash hand basin fitted into bathroom furniture vanity unit, obscured window to rear and tiled flooring.

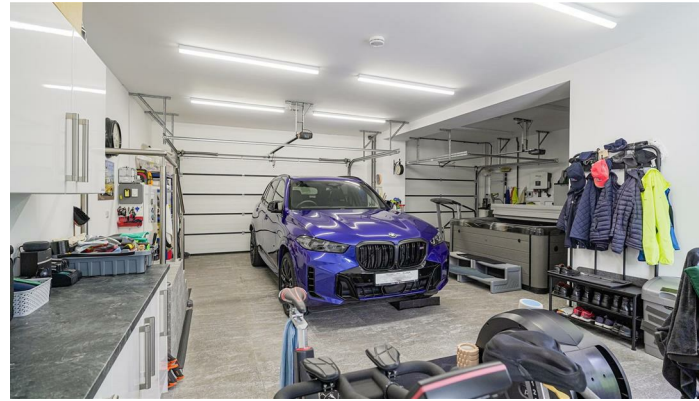
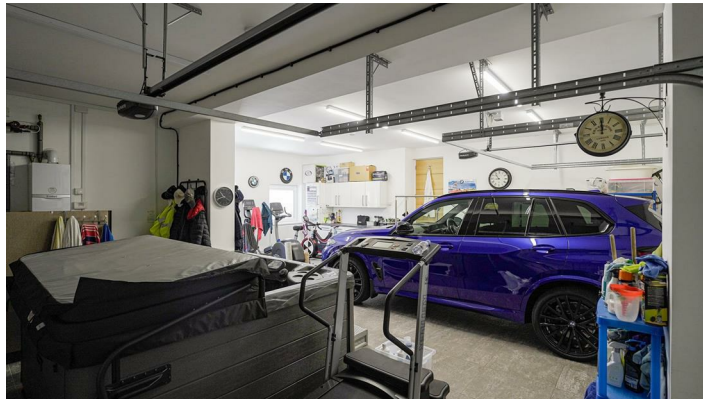


**From Reception Hallway**  
Door and steps down to

**Double Garage**  
29'6" x 28'10" (9.0m x 8.8m)



Integral access and door to external side.  
Double electrical up and over garage front doors.  
With Swim Spa, housing area for central heating system,  
windows to rear, radiators and utility space with base & eye  
level units.  
As the garage size is generous, a part of the garage could  
also be utilised as a downstairs living area.



**First Floor**

**Landing**



With large feature window to fore, large linen cupboard,  
stairs to Second Floor and doors to

**Balcony**



With French doors glazed balcony doors to fore boasting  
stunning sea views and sun spot seating area. The perfect  
spot to enjoy your morning coffee!

**Open Plan Kitchen Dining Living Area**



The absolute main hub of the main, a spacious room with  
Juliet balcony to fore from the living/dining area.



**Kitchen Area**  
29'7" x 15'0" (9.03m x 4.58m )



A gorgeous modern kitchen area comprising a range of base and eye level units with integrated dishwasher, coffee machine, Bosch oven, Belling cooking range with 5 ring hob, extractor fan hood and appliance space for fridge freezer. Large central island/breakfast bar with storage cupboards, electric connected, tiled flooring and windows to rear & side.



**Lounge**  
13'9" x 11'8" (4.2m x 3.56m )



A superb cinema room with wooden flooring and window to rear.

**Bedroom 1 (Primary)**  
12'7" x 21'9" (3.85m x 6.64m )



The primary bedroom with double fitted mirrored wardrobes, velux windows (electrical opening), fitted vanity/bedroom furniture and door through to



### En Suite (1)

13'1" x 10'8" (l shaped) (4.0m x 3.27 (l shaped) )



Comprising fitted bath tub, wc, bidet, walk in shower cubicle, twin sink with mixer taps, led lit mirrors vanity cupboard, velux window and heated towel rail.

### Bedroom 2

10'7" x 11'9" (3.25m x 3.6m )



Currently utilised as a study/therapy room with window to rear, access to loft space and Jack & Jill door through to

### Showroom/En Suite 2

8'10" x 8'0" (2.70m x 2.45m )



Comprising step in shower cubicle, wc fitted in bathroom furniture, wash hand basin set in vanity unit with led lit mirror cabinet above, window to rear and marble effect tiled flooring.

### Second Floor

#### Landing

With access to loft space, sun tunnel light and door to

#### Loft Bedroom 3

21'4" x 14'8" (max inclusive of dressing area) (6.52m x 4.48 (max inclusive of dressing area) )



A complete loft bedroom suite with velux windows (electrical

opening) to rear and fore, spacious dressing area with fitted mirrored wardrobes, haverland heaters and door to



### En Suite (3)

14'4" x 7'4" (4.38m x 2.24m )



With walk in large shower cubicle, wc & wash hand basin fitted in vanity unit, heated towel rail and tiled flooring.



### Externally



The property is approached via a tarmacadmed driveway with electrical code opening gates (with side pedestrian access gate) to the front of the property with room for ample vehicles, low maintenance front stone garden with trees & shrubs. The solar panels are placed on your left hand side of the front for the best natural light exposure.



### Rear Of The Property



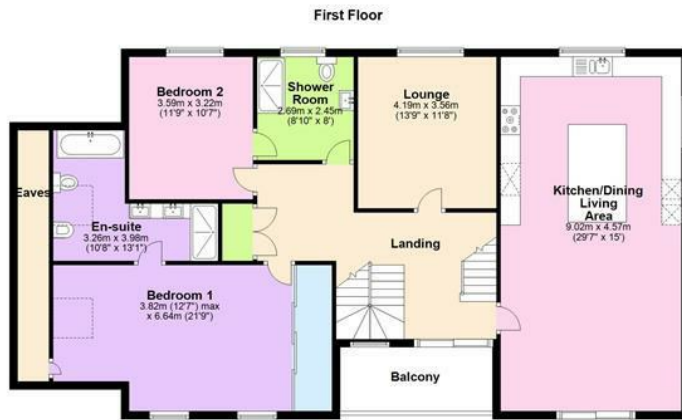
There is a good sized patio seating area with glazed cover for your outside dining area, glazed sun pod and partially lawned/stone borders. With garden shed and an additional external garage with electricity connected.











Total area: approx. 367.8 sq. metres (3959.0 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

Cae Ffynnon, Lon Llewelyn, Waunfawr, ABERYSTWYTH



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>98</b>	<b>98</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com