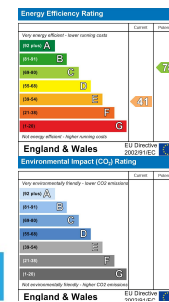


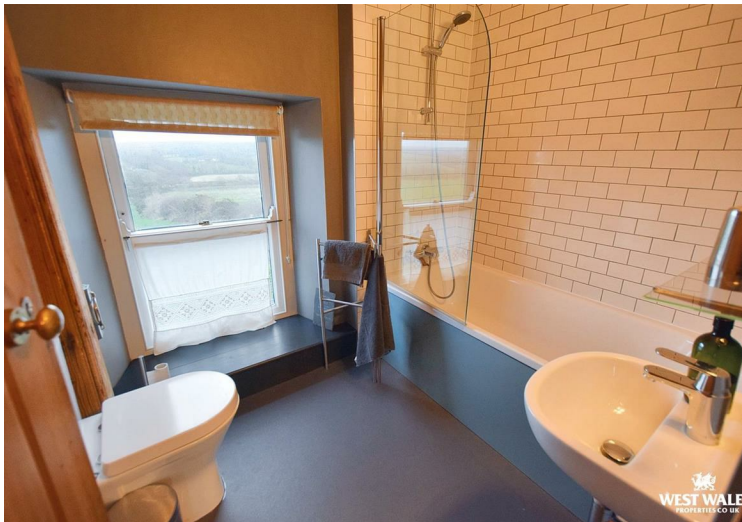
Foel Blaencelyn, Llandysul, Ceredigion, SA44 6DH

- Detached House
- Traditional Features Throughout
- South Facing Conservatory
- Set within Approx. 0.2 Acre Grounds
- Oil Central Heating
- Two Reception Rooms
- Two Bedrooms
- Panoramic Countryside Views
- Approx 2.2 Miles to Llangrannog
- EPC Rating: E

Asking Price £325,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





This beautiful Edwardian stone cottage is situated within a short distance of the popular coastal village of Llangrannog, and within easy reach of a range beaches along the Cardigan Bay coastline, the cottage is near to the West Wales Coastal Path which gets you into the village, and beyond, by foot. It is currently used as a holiday let and would make a wonderful home or investment opportunity, benefiting from two double bedrooms, beautiful views across the surrounding open farmland, and oil central heating.

Believed to date back to the early 1900's, this property boasts character and charm, with many original features sensitively restored including all original walls having been lime-plastered and painted with chalk or lime based paint. Original features are found throughout, including wooden beams, traditional timber walls, timber floorboards and feature fireplaces.

The homely accommodation briefly comprises; an entrance porch, a wooden cladded hallway with doors to either side and an original quarry stone tiled floor. To the right there is a reception room, and to the left there is a living/dining room with a fireplace and wood burning stove, both reception rooms feature cast-iron radiators, fitted in recent years. There is an understairs storage cupboard and a traditional built on cupboard to the left of the wood burning stove.

Wooden doors lead from the living/dining room into the kitchen which has a modern feel with a rustic edge, featuring a solid slate worktop, butler sink, fitted units and open shelving. From here there is access to the conservatory which faces South and would make a great dining room or simply a space to sit and relax.

Upstairs, are two double bedrooms and the bathroom which a "Bette" bath with overhead shower and white subway tiles. Each room has traditional low level windows facing east framing the wonderful landscape views beyond.

Externally, the garden can be accessed via either side of the property and is enclosed with traditional hedge banks and dry stone walls and far reaching countryside views to the front and rear. It has a mix of perennial wildlife friendly planting, native fruit trees, a feature pond and a lawned area. There is a seating area within the walls of a former outbuilding offering a great place to enjoy your surroundings. To the side of the cottage is off-road parking for multiple vehicles and two wooden storage sheds useful for bikes or equipment storage.

The cottage has an East-South-West aspect, benefitting from sunsets over the South-West facing garden and sun rise over the open landscape. There are no near neighbours so the sky on a clear night is lit up with stars! Viewing highly recommended to fully appreciate what this quaint, cosy cottage has to offer !

Llangrannog is a very popular seaside village nestled in the beautiful valley of the River Hawen, just over 11 miles north of Cardigan and 6 miles south of New Quay, in the county of Ceredigion, West Wales. Established around the church back in the 6th Century, which was dedicated to St Crannog, the village grew to become a thriving port in the 1800s. Now it is hugely popular with families, surfers, tourists alike. Llangrannog boasts pubs, cafes, beach front sauna, an art gallery and a village shop and there are a range of outdoor activities in the area including dolphin watching, kayaking, coasteering, golf, horse riding, fishing . Heading north out of the village you'll find the Welsh summer camp "The Urdd" where children from all over Wales come to stay to experience the well-equipped leisure and educational facility. The facilities also open to the public and include a dry ski slope, indoor climbing wall and leisure centre.



DIRECTIONS

From our Cardigan office head towards Llangrannog on the A487 for 11 miles, go through the village of Pentregat and turn left onto the B4321 opposite the Londis shop/garage. Continue along this road taking a right turning signposted Llangrannog Urdd Centre. Continue along the road and take a left just before the sign for Pontgarreg. Follow this road until you reach a junction and turn right onto the B4321 and take the first left. Continue for approx 1.2 miles and the property will be on your left hand side denoted by our For Sale Sign. What 3 words - tree.overture.secrets

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.