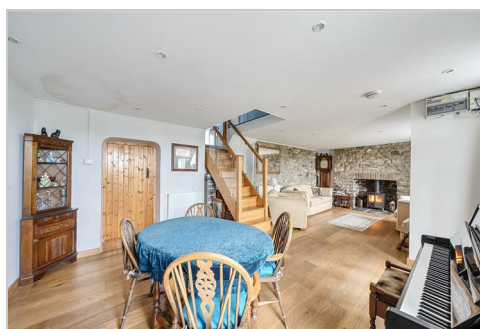


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Gwynfryn Pennant, Llanon, Ceredigion, SY23 5JW

Asking Price £375,000

A charming and beautifully improved country cottage, offering characterful yet energy-efficient accommodation in a popular village setting. This attractive home features 4 well-proportioned bedrooms, a stylish modern kitchen, contemporary bathrooms, and a wealth of charming period features throughout. The property has been thoughtfully upgraded with an air source heating system, solar panels, upgraded insulation, and uPVC double glazing, providing excellent energy efficiency. A particular feature of the property is the versatile studio annexe, ideal for multi-generational living, guest accommodation, or home office with further potential to adapt the layout to suit individual requirements. Externally, the property enjoys delightful cottage-style gardens together with a range of useful workshops and outbuildings with private parking for several cars.

Conveniently situated within easy reach of the picturesque harbour town of Aberaeron and the university town of Aberystwyth, this delightful cottage offers the perfect combination of rural charm, modern convenience, and flexible family living.

Location



Nestled within the attractive rural hamlet of Pennant in the heart of Ceredigion, the property enjoys a peaceful countryside setting whilst remaining conveniently positioned between the vibrant coastal university town of Aberystwyth, and the highly regarded Georgian harbour town of Aberaeron. Aberystwyth offers a wide range of employment opportunities centred around the university, hospital, public sector and growing technology and service industries, together with an excellent selection of shops, schools and leisure facilities. Aberaeron, renowned for its picturesque harbour, colourful architecture and popular restaurants and cafés, provides an appealing coastal lifestyle and thriving local community. The area as a whole is celebrated for its outstanding natural beauty, with easy access to the spectacular Ceredigion coastline, sandy beaches and coastal path, whilst also being surrounded by rolling countryside, open farmland and scenic walking routes, making it an ideal location for those seeking a balance between coast and country living.

Description



An attractive cottage style property, offering characterful accommodation having recently been subject to energy efficiency improvement work including the installation of an air source heating system and solar panels, and having been insulated to provide an impressive EPC rating of 88 (B). The property also benefits from uPVC double glazing with traditional sash windows to the front elevation, having bespoke fitted shutters adding to the character of this property. The property provides adaptable accommodation which can either be used as a main cottage with the benefit of a studio annexe, either for incorporation into the main accommodation or as a self-contained living area for multi-generational living

use, home office / studio etc.

One of the main features of this property is the attractive location in a popular village setting while having the benefit of attractive cottage style gardens. A notable feature of this property is the useful outbuildings which provide the potential to be converted further to enlarge the accommodation, or are ideal for car enthusiasts or those seeking extra space for hobbies etc.

The property provides more particularly, the following:

Front Entrance Door



To:

Porch Area

With door to:

Living Room

27'3 x 15'7 (8.31m x 4.75m)



A large, open-plan room with oak flooring having a lovely, feature oak central staircase with the contemporary twist of having glass balustrades, blending nicely with the part-exposed stone walling. The property has a feature stone chimney breast having a wood burning stove inset; being the heart of this lovely home.

Kitchen
27'1 x 7'1 (8.26m x 2.16m)



With a range of contemporary styled kitchen units incorporating a double bowl sink unit, dual fuel range having a 7 ring LPG hob with two electric ovens and separate grill, solid fuel Rayburn range providing cooking facilities, feature dining area in a bay window setting and optional kitchen dresser.

Feature Dining Area



Rear Utility Room
10'7 x 9 (3.23m x 2.74m)

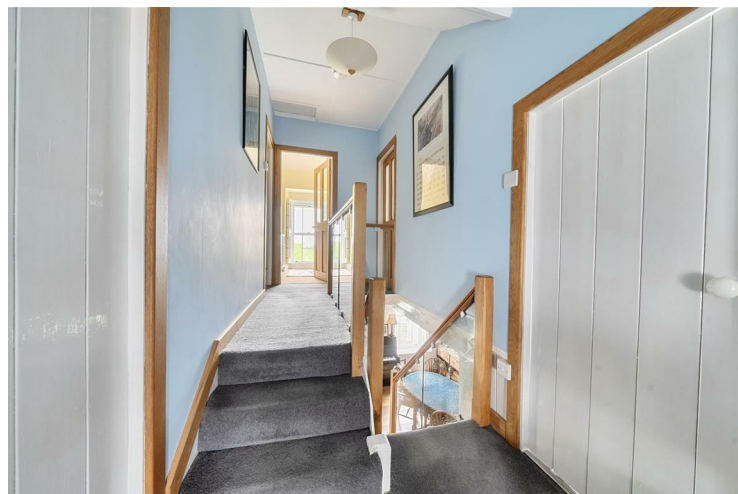


With side stable door and French doors to covered veranda. Having base units incorporating space for washing machine

and tumble dryer, and with Velux roof window and access to loft area.

First Floor
Attractive oak staircase with glass balustrade leading to:

Landing
16 x 5 (4.88m x 1.52m)



With rear window.

Bedroom 1
13'7 x 12'3 max (4.14m x 3.73m max)



A large 'L' shaped room with front window.

Bedroom 2
13'7 x 8'5 (4.14m x 2.57m)



With front window and vanity unit having wash handbasin. Also housing the airing cupboard with pressurized hot water cylinder.

Bedroom 3 / Box Room

6 x 9'4 (1.83m x 2.84m)



With front window.

Bedroom 4

12'6 x 6'10 (3.81m x 2.08m)



With Velux roof window and rear window.

Bathroom

7 x 8'6 (2.13m x 2.59m)



With tiled walls and floor having bath with shower attachment over, fitted range of bathroom cupboards incorporating a wash handbasin and concealed cistern W.C., with heated towel rail, radiator and Velux roof window.

Studio Annexe

16'4 x 10'5 (4.98m x 3.18m)



Accessed via Rear Utility Room. With door to veranda and having base units providing single drainer sink unit. With Velux roof window, large picture window overlooking the garden, and with door to ensuite shower room.

Ensuite Shower Room

9 x 5'7 (2.74m x 1.70m)



Being fully tiled with an easy access shower cubicle having electric shower, wash handbasin, toilet, spotlighting and heated towel rail.

Lobby

8 x 3'10 (2.44m x 1.17m)

With stone flagged floor and oak door to workshops.

Rear Workshop

18'3 x 16'5 (5.56m x 5.00m)

A useful workshop space with single drainer sink unit and door to garden, incorporating an office/store room and with double doors to a further workshop.

Office

10'4 x 6'6 (3.15m x 1.98m)

Further Workshop

17'6 x 21'2 (5.33m x 6.45m)



With double opening doors to front and with adjoining garage.

Adjoining Garage

16 x 13'8 (4.88m x 4.17m)

With side courtesy door, and front up and over door.

Externally



The property sits in an attractive setting with a front railed forecourt having wrought iron gate and railings leading to the front porch. There is also a side access to the property via an attractive paved courtyard. The gardens are a particularly attractive feature, being approximately 0.25 of an acre with initial lawned gardens having a decked terrace with a further slate scree patio area. In-keeping with the style of the property, are the useful kitchen gardens and vegetable growing area, together with rhubarb and strawberry plants, along with a range of fruit bushes included gooseberry and raspberry. There is a further building / workshop range, aluminium greenhouse and separate gated parking area with parking for two vehicles.

Further Building / Workshop Range

20 x 17 (6.10m x 5.18m)

This is divided into two areas with electricity connected.

Services



We are informed the property benefits from connection to mains electricity with a 4 kW solar panel system together with a feed-in tariff arrangement, mains water with a metered supply, mains drainage, broadband with Fibre available to the premises.

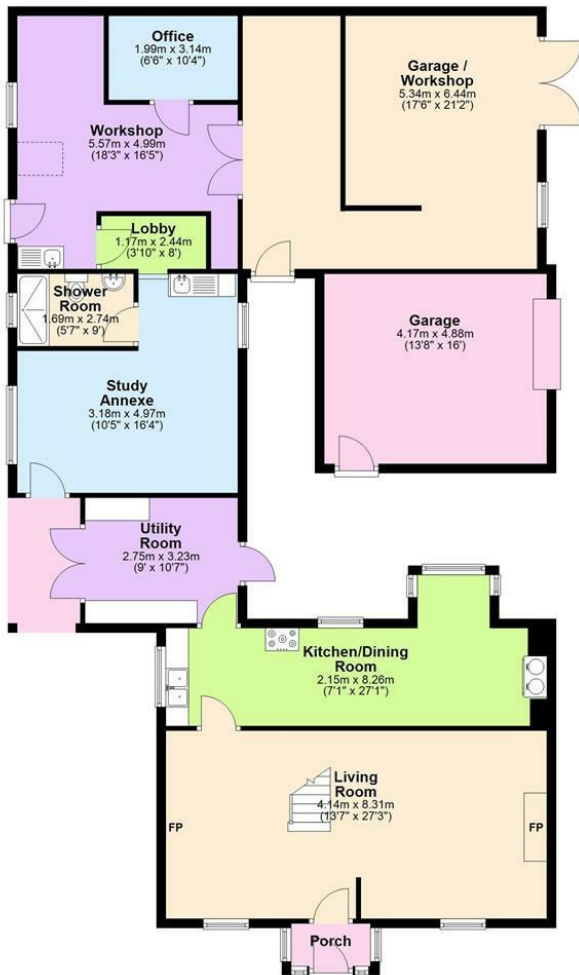
Directions

From Aberaeron, take the A487 north and continue through the village of Aberarth, taking the next right hand turning signposted Pennant. Continue to the village of Pennant, turning right at the crossroads towards Ciliau Aeron. Proceed down the dip, over the bridge and up the other side where Gwynfryn can be found on the left hand side just before the turning to the Pennant car boot sale.

What3Words: wanting.still.advancing

Council Tax Band E

Ground Floor



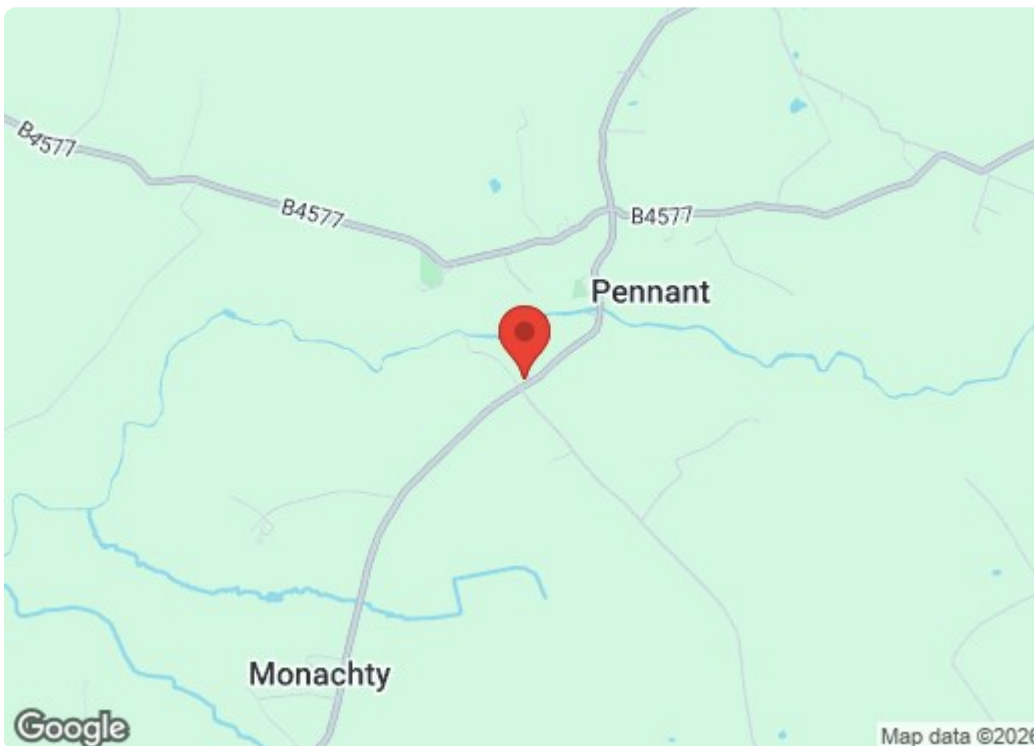
First Floor



Total area: approx. 231.3 sq. metres (2489.4 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Gwynfryn, Pennant, LLANON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	90
(69-80) C		
(55-68) D		
(39-54) E		
(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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