



Llain Wen , Blaenplwyf
Aberystwyth SY23 4QJ
Guide price £650,000



A traditional yet modern 5 bedroom detached house enjoying an enviable coastal location 5 miles south of Aberystwyth with a couple of acres of land.
Ty traddodiadol 5 ystafell wely gydag elfennau modern, yn sefyll ar ei ben ei hun efo tair erw o dir ar safle godidog ar yr arfordir, 5 milltir i'r de o Aberystwyth.

An early inspection is necessary to appreciate the stunning location which is situated a short distance from the ever popular Coastal Path Wales. The views from Llain Wen are mainly to the south towards New Quay and beyond. From the top of the field there are views over the whole of Cardigan Bay. / Argymhellir ymweliad buan er mwyn gwerthfawrogi lleoliad arbennig yr eiddo sydd ond ychydig bellter oddi wrth Llwybr Arfordir Cymru. Mae'r golygfeydd o Lain Wen yn wynebu'r de i gyfeiriad Ceinewydd a thu hwnt yn bennaf. O ben y cae ceir golygfa helaeth o Fae Ceredigion yn ei grynswth.

Llain Wen was historically a small cottage which has been extended (whilst retaining its original character) to provide family accommodation in 4/5 bedrooms, as highlighted on the floor plan. / Bwthyn bychan oedd Llain Wen yn wreiddiol ond y mae wedi'i ehangu (gan gadw ei gymeriad gwreiddiol) i ddarparu cartref modern ar gyfer teulu, gyda 4/5 ystafell wely, fel y gwelir yn y cynllun ystafelloedd.

TENURE / DALIADAETH
Freehold. / Rhydd-ddaliad

SERVICES / GWASANAETHAU
All services are connected except for drainage which is private. The house is served by BT Fibre to the Premises providing exceptional broadband speed. Oil central heating. / Mae'r holl wasanaethau wedi'u cysylltu ac eithrio carthffosiaeth breifat. Darperir gwasanaeth ffeibr band llydan ardderchog i'r adeilad. Gwres canolog olew.

COUNCIL TAX / TRETH CYNGOR
Band E.

VIEWING / YMWELD /
Strictly by appointment with the sole selling agent: / Trwy apwyntiad yn unig gyda'r asiant:
Aled Ellis & Co, 16 Ffordd y Môr, Aberystwyth
01970 626160 neu sales@aledellis.com

Llain Wen provides the following accommodation. All room

dimensions are approximate. All images have been taken with a wide angle lens digital camera.
Mae Llain Wen yn cynnig y ddarpariaeth ganlynol. Mae'r holl fesuriadau yn amcangyfrifon. Tynnwyd yr holl ffotograffau gyda chamera digidol lens ongl lydan. /

GROUND FLOOR / LLAWR GWAELOD
/ PORCH WITH FRONT ENTRANCE DOOR TO
CYNTEDD BLAEN GYDA DRWS FFRYNT I'R
RECEPTION HALLWAY / CYNTEDD DERBYN



With stone flooring, radiator, internal access to garage and doors leading to main lounge and / Gyda llawr carreg, gwresogydd, mynediad mewnol i'r garej a drysau yn arwain i'r brif lolfa ac i'r

KITCHEN AND DINING AREA / CEGIN AC YSTAFELL FWYTA



Kitchen / Cegin
16'8" x 26'2" (5.08m x 7.98m)



Comprising a modern fitted kitchen with a range of base and eye-level units with small island/breakfast bar in the centre. Double enamel sink, fitted electric/microwave oven and appliances. A Rangemaster gas cooker with a unique art splashback. Tiled flooring, radiator and spotlights. / Cegin fodern yn cynnwys ystod o unedau ar y llawr ac uwchben ac ynys/bar brecwast bach yn y canol. Sinc enamel ddwbl, popty trydan/meicro a phopty Rangemaster gyda hob nwy a chefnfwrdd gwydr gyda dyluniad unigryw. Llawr teils, gwresogydd a goleuadau sbot a goleuadau dan yr unedau.

Dining Area / Ardal Fwyta



A spacious dining area with glazed door to side. Window with sea views and bifold doors opening to the rear garden. Underfloor heating in the dining area only. / Ardal fwyta eang gyda drws allanol gwydr ar un ochr, ffenestr ochr gyda golygfa o'r môr a drysau plygu yn eu holau yn agor allan i'r ardd gefn. Gwres dan y llawr i'w gael yn yr ardal fwyta yn unig.



INNER HALLWAY / CYNTEDD MEWNOL
With cupboard and doors leading to / Gyda chwpwrdd a drysau'n arwain at

YSTAFELL YMOLCHI LLAWR GWAELOD /

GROUND FLOOR BATHROOM

10'7" x 8'5" (3.23 x 2.57)



Comprising a w.c., shower cubicle, panelled Jacuzzi bath, wash hand basin with fitted bathroom furniture and vanity unit. Frosted window to rear, tiled flooring and half tiled walls, extractor fan, heated towel rail and spotlights. / Yn cynnwys toiled ac uned cwpwrdd, ciwbicl cawod, bath Jacuzzi, a basn ymolchi wedi ei osod mewn uned gwpwrdd arall. Ffenestr (gwydr barugog), goleuadau sbot, llawr teils, teils hyd hanner y waliau, ffan echdynnu, gwresogydd a rheilen gwresogi tywel.

SUN LOUNGE / LOLFA HAUL

16'0" x 8'8" (4.88 x 2.65)



With windows to rear and fore providing outstanding sea views overlooking New Quay. Radiator, marble flooring and French doors leading to patio and rear garden. / Gyda ffenestri i'r cefn a'r ochr yn cynnig golygfeydd hynod o'r bae i gyfeiriad Ceinewydd. Gwresogydd, llawr teils marmor a drysau dwbwl yn agor allan i'r patio ac i'r ardd gefn.

STUDY 1/BEDROOM / STYDI 1/YSTAFELL WELY

10'0" x 8'10" (3.06 x 2.71)

Window facing front of house, radiator and fitted shelving. / Ffenestr yn wynebu blaen y ty, gwresogydd a silffoedd pren.

STUDY 2/BEDROOM / STYDI 2/YSTAFELL WELY

11'5" x 8'9" (3.48 x 2.69)

Window facing the sea with Sanderson louvre sunblind shutters, radiator and fitted shelving. / Ffenestr yn wynebu'r môr gyda chaeadau louvre Sanderson rhag yr haul, gwresogydd a silffoedd pren.

YSTAFELL WELY 1 LLAWR GWAELOD

GROUND FLOOR BEDROOM 1

10'5" x 12'8" (3.18 x 3.88)



Window facing the sea with Sanderson louvre sunblind shutters, radiator and fitted wardrobes. / Ffenestr yn wynebu'r môr gyda chaeadau louvre Sanderson rhag yr haul, gwresogydd a wardrobau mesuredig.

MAIN LOUNGE / PRIF LOLFA
19'10" x 15'3" (6.07 x 4.65)



A traditional living room with original exposed wooden beams, a stone fireplace with multifuel burner, dining area, stone flooring and two windows to fore. / Ystafell fyw gyda nodweddion traddodiadol fel trawstiau nenfwd agored, lle tân cerrig gyda stof goed/glo, ardal fwyta, llawr cerrig a dwy ffenestr yn edrych allan i flaen y ty.



FIRST FLOOR ACCOMMODATION
Y LLAWR CYNTAF

LANDING / PEN Y GRISIAU



With radiator, Velux windows, large store cupboard and doors to / Gyda gwresogydd, ffenestri Velux, silffoedd llyfrau, cwpwrdd helaeth a drysau i

SHOWER ROOM / YSTAFELL YMOLCHI

8'9" x 5'10" (2.68 x 1.80)



Comprising wc, vanity unit and corner shower cubicle with marble effect tiles, Velux window and heated towel rail. / Yn cynnwys toiled, basn mewn uned ddroriau, ciwbicl gawod mewn cornel gyda theils modern, ffenestr Velux a rheilen gwresogi tywel.

BEDROOM 2 / YSTAFELL WELY 2

11'9" x 11'3" (3.59 x 3.44)



With Velux window and radiator. / Gyda ffenestr Velux a gwresogydd.

BEDROOM 3 / YSTAFELL WELY 3

10'9" x 13'1" (3.3 x 4.0)



With Velux window, sea-facing window and radiator. / Gyda ffenestr Velux, ffenestr yn wynebu'r môr a gwresogydd.

BEDROOM 4 / YSTAFELL 4
10'4" x 8'7" (3.15 x 2.62)



With Velux window, sea-facing window and radiator. / Gyda ffenestr Velux, ffenestr yn wynebu'r môr a gwresogydd.

BEDROOM 5 / YSTAFELL 5
19'10" x 15'3" (6.07 x 4.65)



With dual aspect Velux windows, built-in wardrobes and shelves, radiator. / Gyda ffenestri Velux yn wynebu dau gyfeiriad, cypyrddau dillad a sillfoedd mesuredig, gwresogydd.



EXTERNALLY / YN ALLANOL



The property is approached by a council-maintained road leading to the front of the house where there is a flower garden and vehicular hardstanding and access to the garage. / Mae'r ffordd hyd at flaen yr eiddo yn perthyn i'r Cyngor Sir ac o flaen y ty ceir gardd flodau, lle i barcio car a mynediad i'r garej.

GARAGE /GAREJ

With utility area, appliance spaces and sink. / Gydag sinc a lle ar gyfer peiriannau golchi a sychu a rhewgell.



To the rear, the property is surrounded by paths and a patio seating area, a large fruit and vegetable garden, and a spacious lawned area with flowers, shrubs and trees – all with a delightful coastal view!

Yng nghefn yr eiddo ceir llwybrau ac ardal eistedd, gardd lysiau a ffrwythau sylweddol, a lawnt helaeth gyda blodau, llwyni a choed, a golygfa hyfryd o'r arfordir!



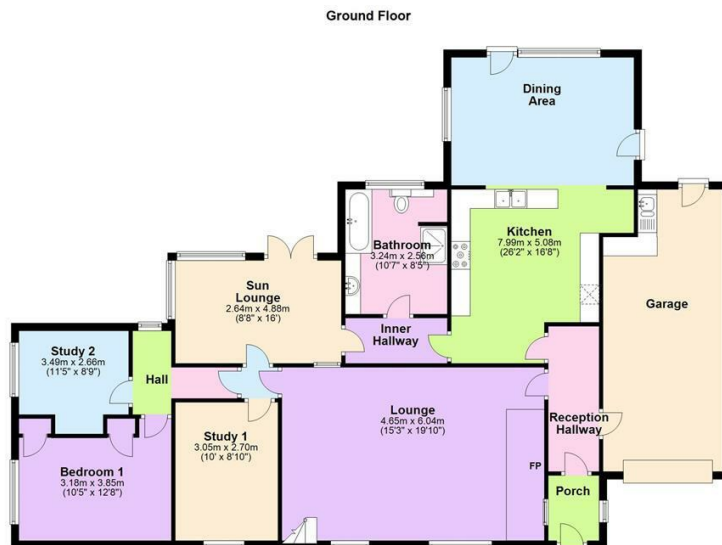


here is access to the land from the rear garden as well as to the fore of the property. The land amounts to approximately 3 acres inclusive of the garden/grounds of Llain Wen. A separate Dwr Cymru meter supplies mains water to the field.
Ceir mynediad i'r cae o'r ardd gefn yn ogystal â thrwy'r gât y tu blaen i'r ty. Mae'r tir yn mesur oddeutu 3 erw. Darperir cyflenwad dwr annibynnol gan fesurydd i'r cae gan Dwr Cymru.

THE LAND /Y TIR



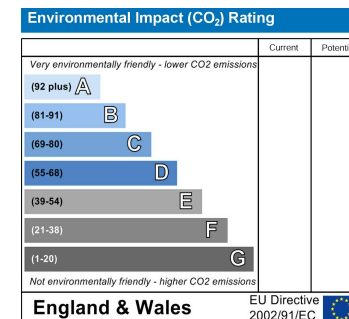
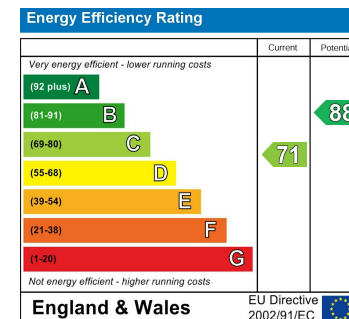
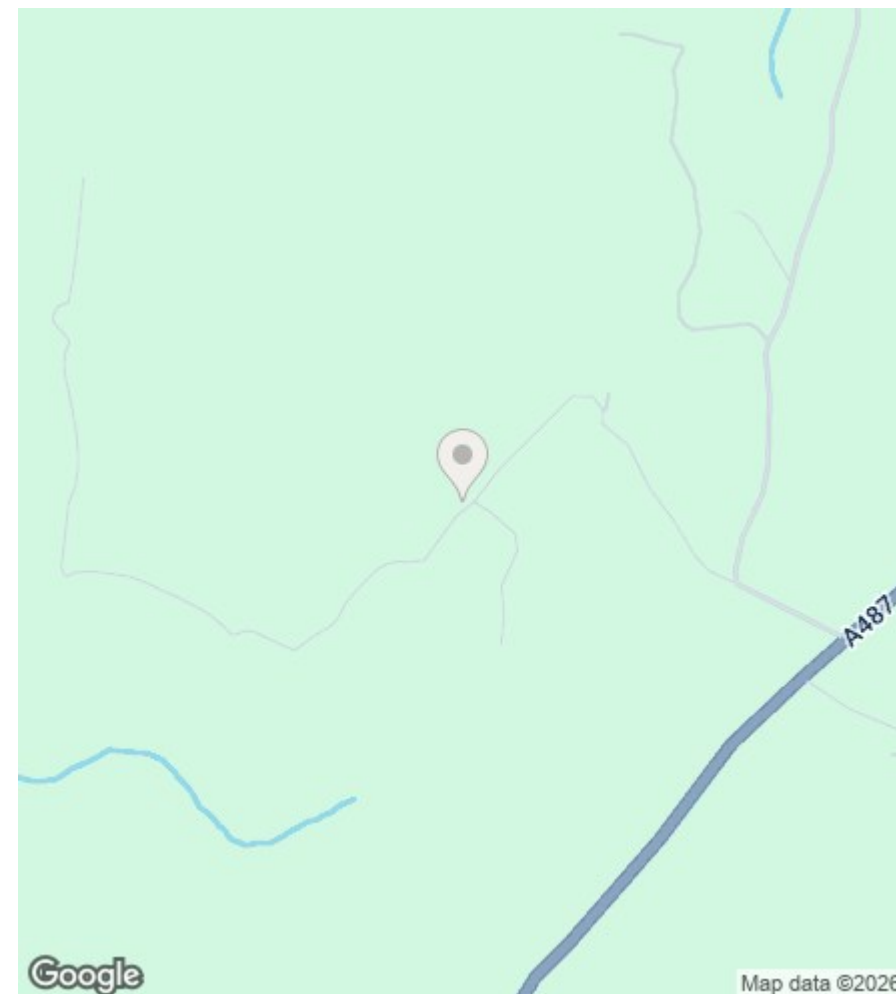
View from the l



Total area: approx. 237.6 sq. metres (2557.8 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Llain Wen, Blaenplwyf, ABERYSTWYTH



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