



**3 Ffordd Las
Llanrhytud
Ceredigion
SY23 5EB**



- **CHARACTERFUL 3-BEDROOM COTTAGE WITH MANY ORIGINAL FEATURES RETAINED**
- **ELEVATED POSITION WITH OUTSTANDING VIEWS OVER PENRHOS GOLF CLUB AND SURROUNDING COUNTRYSIDE**
- **BRIGHT CONSERVATORY AND ADJOINING GARDENS, IDEAL FOR RELAXING AND ENTERTAINING**
- **PRIVATE OFF-ROAD PARKING, OIL-FIRED CENTRAL HEATING, AND DOUBLE GLAZING**
- **LOCATED ON THE EDGE OF LLANRHYSTUD, CLOSE TO CARDIGAN BAY COASTLINE AND VILLAGE AMENITIES**
- **EASY ACCESS TO ABERYSTWYTH AND ABERAERON**

Charming Cottage with Stunning Countryside & Golf Course Views

Nestled in an elevated position on the edge of the charming coastal village of Llanrhystud, this delightful 3-bedroom character cottage offers a rare opportunity to enjoy both period charm and breathtaking surroundings. The property retains many original features, creating a warm and inviting atmosphere throughout, while benefiting from modern comforts including oil-fired central heating and double-glazed windows.

Boasting outstanding open views across Penrhos Golf Club and the surrounding rolling countryside, the cottage enjoys a truly picturesque setting. Outside, adjoining gardens provide a low maintenance and private space to relax, complemented by a bright conservatory that perfectly frames the scenic outlook. Private off-road parking further enhances the practicality of this appealing home.

Llanrhystud is a popular coastal village adjoining the stunning Cardigan Bay coastline, offering a wonderful blend of seaside living and everyday convenience. The village provides a range of local amenities including shops, a primary school, public houses, and community facilities, all within easy reach, making it an ideal location for both permanent residence and holiday living.

The property is conveniently situated approximately 9 miles south of Aberystwyth, a vibrant West Wales coastal town renowned for its university, rich cultural heritage, and bustling atmosphere. Aberystwyth offers an excellent selection of local and national retailers, a lively town centre, and a beautiful promenade stretching along the Cardigan Bay coastline. The town is also home to the National Library of Wales and benefits from a mainline railway station, providing direct access to the Midlands and onward connections across the UK.

To the south, just 6 miles away, lies the attractive Georgian harbour town of Aberaeron. Known for its colourful architecture and charming character, Aberaeron centres around its recently improved harbour, which serves as a focal point for the town. The town is lined with independent shops, cafés, and restaurants, making it a popular destination for both locals and visitors alike. The town offers a relaxed coastal lifestyle with a strong sense of community, further enhancing the appeal of this superbly located property.

This charming cottage combines character, comfort, and an enviable location—perfect for those seeking a home with stunning views and easy access to the best of the West Wales coastline.

OFFERS IN THE REGION OF £260,000

ACCOMMODATION – of approximate dimensions

Double glazed glass panelled main entrance door into:

CONSERVATORY

17'7 x 8'8

Double glazed windows to front with open views, tiled floor, radiator, original pointed Stonewall and double glazed glass panelled door into:

LIVING ROOM

16'6/14'4 x 13'7

Double glazed window to front, double radiator, timber effect flooring, stairs to the first floor accommodation with modern glass balustrade, under stairs display cupboard, cast fireplace with decorative timber surround and door through to:

KITCHEN	14'2 x 10'3 Double glazed window to front with open views, base and wall units, 4 ring ceramic hob with stainless steel effect filter hood, 'Baumatic' double oven, appliance spaces, plumbing for washing machine, tiled splashbacks and tiled floor, double glazed secondary entrance door, integral lighting and double radiator.
FIRST FLOOR ACCOMMODATION	
MAIN LANDING	Radiator, double glazed window to rear and doors off to:
BEDROOM ONE	10'5 x 9' Double glazed window to front and radiator.
BEDROOM TWO	10'5 x 8'9 Double glazed window to front, radiator and shelved airing cupboard.
BEDROOM THREE	9'9 max x 7'5 max Double glazed window to front, radiator and over stairs cupboard.
BATHROOM	7'4 x 5'9 Vanity wash hand basin, medicine cabinet, panelled bath with mains operated shower over, double glazed window to side, low level flush WC, radiator, tiled walls and extractor fan.
EXTERNALLY	To the front of the property is a brick paved sitting terrace leading onto a timber decked area enjoying open views over the fairways of Penrhos Country Golf Club and surrounding countryside. Steps elevate to the car parking area which is situated to the side of the property and further steps elevate to a mainly lawned level garden area with planted borders and 'broken slate' low maintenance sitting area. Secondary steps lead to the car parking area. Timber garden shed and further storage shed.
TENURE	We are advised that the property is Freehold. Please note, a right of way on foot exists across the frontage of the property in favour of number 2 Ffordd Las. Our client informs us that the right hasn't been exercised for a considerable amount of time.
COUNCIL TAX	We are advised that the Council Tax is currently Band C.
SERVICES	We are advised that Mains Electricity and Water is connected to the property. Private Drainage and Oil-fired central heating.
VIEWING	Strictly by appointment with Ystadau Hiwse <i>Estates</i> . 01970 294 139
What3Words:	///scariest.puddles.emotional
PROOF OF FUNDING	We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).
MONEY LAUNDERING	Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.
GENERAL	All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

We endeavour to make our sales details accurate and reliable, but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property, and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

3 Fforddlas LLANRHYSTUD SY23 5EB		Energy rating E
Valid until	Certificate number	
22 March 2036	1136-2427-6600-0027-0222	



















