

Ref: 0ybr43

Y Bryn, Llanon, Ceredigion, West Wales, SY23

**Capacious 5 Bed Country Property with Glorious Sea and Coastal Views
Large Detached Triple Garage with Games Room Above
Set in c.2 Acres of Gardens & Grounds. Quiet & Private. Beautiful Open Aspects.
Easy reach village amenities – Easy commute Aberystwyth**



Occupying a hillside location above verdant coastal plains, the property enjoys fabulous open panoramas sweeping across the village settlements of Llanon and Llansantffraid to the sparkling sea and curving shoreline of Cardigan Bay with distant misty hills. The substantial, well presented residence was built in the 1970s of the usual modern construction materials, with part brick and part pebbledash-rendered elevations, slate roofs and seamless aluminium guttering, being of good proportion with many quality features and spacious accommodation including – First Floor: 5 Double Bedrooms, Study, and Bathroom; Ground Floor: Large Kitchen/Breakfast Room, Family Room, Utility Room, Shower Room with W.C., Dining Room, Lounge, and Conservatory. The residence has the benefit of double glazing and oil-fired central heating. The large Detached Triple Garage is in keeping with the house and has an upper Games Room. The property is set in approximately 2 Acres of attractive gardens and grounds with magical uninterrupted views.

Llanon's village amenities are minutes away and include a Spar convenience store with post office, two pubs, a butcher's shop, bakery, primary school, village hall and petrol station. There is also a large seaside hotel with restaurant. Llanon is conveniently on the A487 coast road and has a regular bus service linking seaside villages and towns. The quiet local beach is within easy reach with access to the famous coastal footpath. Fuller amenities and a comprehensive school are available at the Georgian harbour town of Aberaeron, some 5 miles distant, whilst the main west coast university town of Aberystwyth is 12 miles away with good shopping, general hospital and main line railway station. There are plenty of visitor attractions within easy driving distance, and opportunities for a number of outdoor leisure activities.

Offers in the Region of: £525,000

View from the rear-facing bedrooms ...



... and a sea view from the ground floor rear aspect



THE ACCOMMODATION COMPRISES:

Predominantly uPVC double glazed. Oil-fired central heating. Solid oak internal doors to the ground floor.

FRONT ENTRANCE:	Pillared canopied entrance with part glazed hardwood front door with matching panels either side, leading into the spacious Entrance Hall.
ENTRANCE HALL and INNER HALL:	13'6" x 11'10". Terrazzo tiled floor throughout, door into cloaks cupboard with hanging rail, turning mahogany staircase to the first floor, understairs storage cupboard, door off to Shower Room, door to the Lounge, and opening through to the Inner Hallway with door off to the Dining Room, door into walk-in cupboard, and wide archway leading into the Kitchen/Breakfast Room.
SHOWER ROOM with W.C.:	9'6" x 7'. Large walk-in shower cubicle, W.C., wall-mounted wash hand basin, fully tiled walls, tiled floor, extractor fan, dual aspect with frosted-glass window to the front and another to the side.
LOUNGE:	22'10" x 15'6". Two picture windows to the rear aspect with fantastic panoramic views across Llanon and Llansantffraid to the sea. Pembrokeshire slate open fireplace with wood mantelpiece, mahogany wood floor, glass-panelled hardwood double doors with matching side panels, leading through to the side Conservatory.
CONSERVATORY:	15'8" x 12'6". Strategically sited to take advantage of the wonderful coastal views. Tiled floor, varnished pine ceiling, picture windows on two sides and fully glazed French doors to the end elevation with windows either side, leading out to the gardens. N.B. The shallow steps outside the conservatory have slate treads (the slate being from a full size snooker table), and the conservatory has external lighting.
DINING ROOM:	15'6" x 11'6". Picture window to the rear, again with a superb outlook across the gardens to the sea. Mahogany wood floor.
KITCHEN/ BREAKFAST ROOM:	21'10" x 11'10" increasing to 18'. An L-shaped room with tiled floor, fitted range of washed-oak wall and base units with granite work surfaces, space for a range-style cooker with fitted stainless steel chimney hood extractor fan above, 1½ bowl stainless steel sink unit with mixer tap, tiled splashbacks, built-in dishwasher, built-in refrigerator, built-in freezer, two windows in the kitchen area to the front and side with granite sills, and in the dining area tall window and smaller window to the side aspect. Arched opening leading through to the Family Room. Door to Side Lobby.
FAMILY ROOM:	19'4" x 10'6". Wood-effect flooring, dual aspect with window to the rear and fully glazed French doors with glass panels either side to the side elevation, leading out to the patio – an excellent place to take the air and appreciate the views.
SIDE LOBBY:	Tiled floor, door off to the Utility Room and half glazed external door with side glass panels, leading out to the driveway and garage building.
UTILITY ROOM:	8'3" x 6'6". Range of base units with granite-effect work surfaces, stainless steel sink unit, plumbing and space for a washing machine, space for a tumble dryer, tiled floor, window to the front aspect.

The Lounge



Conservatory



Dining Room



Kitchen/Breakfast Room





The Side Patio outside the Family Room off the Kitchen



The slate steps outside the Conservatory



The Shower Room with W.C. off the Entrance Hall



- First Floor –** A turning mahogany staircase leads up from the Entrance Hall to the first floor landing. The rear views from the first floor are particularly impressive.
- LANDING:** Window to the front and window to the end elevation, access to the loft, built-in airing cupboard, three built-in storage cupboards, doors off to the bedrooms and bathroom.
- BEDROOM 1:** 15'6" x 11'6". Exposed floorboards, wash hand basin, dual aspect with window to the side and window to the rear enjoying magnificent views over Cardigan Bay.
- BEDROOM 2:** 15'6" x 11'7". Exposed floorboards, wash hand basin, window to the rear aspect with similarly wonderful sea views.
- BEDROOM 3:** 15'6" x 11'6". Exposed floorboards, window to the rear with the same superb views.
- BEDROOM 4:** 19' x 10'6". Exposed floorboards, dual aspect with window to the rear and window to the side – enjoying sea and coastal views as well as views aspects over neighbouring farmland and countryside beyond
- BEDROOM 5:** 14'2" x 12'. Window to the side aspect looking out across farmland and countryside.
- STUDY (or Bedroom 6):** 12' x 8'. Exposed floorboards, door into eaves storage space, small window to the front aspect.
- FAMILY BATHROOM:** 9'6" x 6'3". White suite comprising bath, pedestal wash hand basin, and close coupled W.C. Fully tiled walls and tiled floor. Dual aspect with window to the front and window to the side.

Another view from one of bedrooms



EXTERNALLY:

- BOILER ROOM:** Accessed from the side of the house, containing the oil-fired boiler serving the central heating and hot water system.
- DETACHED TRIPLE SIZE GARAGE:** 29' x 29'. Hormann electronic vehicular door to the front (22mm insulated door with wood grain finish and silent motor), half glazed pedestrian door to the front and door at the rear, and two windows to the side elevation facing the sea. Concrete floor, power and lighting connected. Wash hand basin to one corner with electric water heater and electric hand dryer. Bespoke staircase leading up to the Games Room. External lights to front and rear.
- GAMES ROOM:** 28'8" x 17'6". Exposed floorboards, triple aspect with window to the end elevation and Velux roof lights to both sides. (Presently used as an occasional sitting room.)
- THE APPROACH:** The property is approached off a quiet country lane on the southern side of Llanon village and has a wide double-gated entrance flanked by brick walls, railings and pillars, with locking vehicular gates (fully galvanized railings and greasable hinges) and a tarmacadamed driveway that sweeps down past the front of the house to the garage building. There is ample parking and turning space and also driveway lighting.
- GARDENS & GROUNDS:** The extensive gardens and grounds amount to approximately 2 Acres and surround the property. Being in a hillside position, the grounds are a mix of sloping and tiered areas being mainly laid to lawn with a variety of shrubs and trees and flower beds and borders, edged along one side by a dense screen of sheltering conifers. There is plenty of space for play and relaxation, and a garden store shed. The captivating views and big skies bring an added dimension to these attractive gardens, giving hours of interest and pleasure across the seasons.



The triple-size garage with large useful loft room



The upper garden at the front/side of the property



Partially fenced, level lawned area in the upper front/side grounds



The lower grounds at the rear



The lower side and rear lawns



VIEWING

By prior appointment with the Selling Agents – PROFILE HOMES

Tel: 01550 777790, Email: contact@profilehomes.com, Website: www.profilehomes.com



SERVICES:

We understand that the property is connected to mains electricity, mains water and mains drainage. Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

N.B. We are informed that all the guttering (house, conservatory and garage) is seamless aluminium and carries a 30-year guarantee.

COUNCIL TAX:

We understand that the property is within Council Tax Band "F".

FIXTURES & FITTINGS:

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

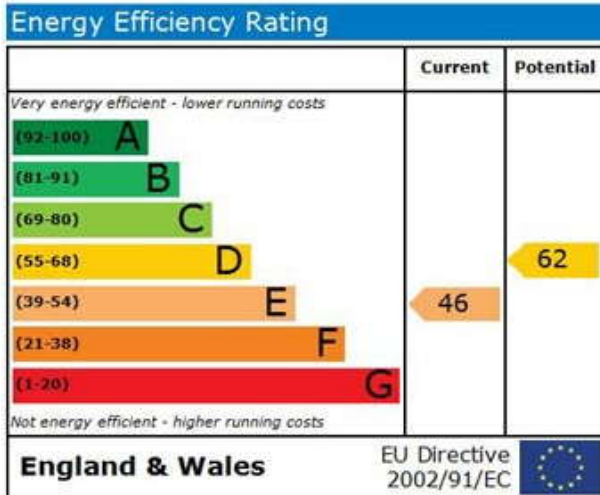
WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

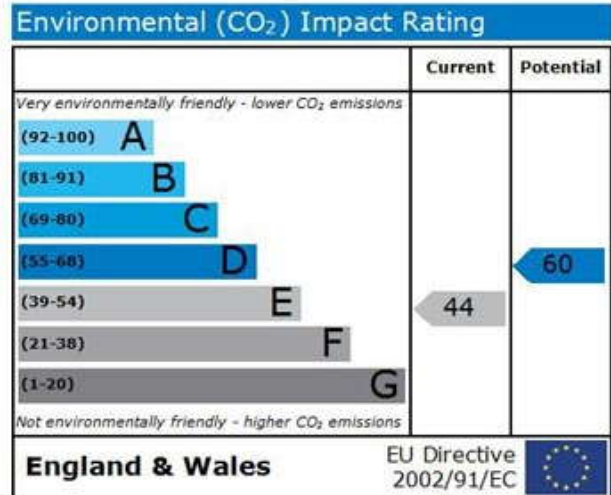
TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.

ENERGY PERFORMANCE:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

THE LOCATION:

Approximate Distances: Aberaeron 5 miles south-west, Aberystwyth 12 miles northerly, Lampeter 14½ miles south-easterly, Cardigan 27 miles south-west, Carmarthen 34 miles south, Cardiff 86½ miles south-east.

Travel: Access to the main **A487** coast road is a few minutes away (the A487 runs from Haverfordwest through Fishguard and Cardigan up to Aberystwyth, Snowdonia and beyond, taking in some splendid sea views along the way). The **A48/M4 Link** can be accessed at Carmarthen, some 34 miles southwards.

Railway Stations: at Aberystwyth (Shrewsbury/Birmingham), and Carmarthen (Swansea/Cardiff- London).

Ferry links to Rosslare in Ireland can be accessed at Fishguard Harbour, 46 miles south-westerly.

Cardiff International Airport is about 85 miles to the south-east.

Llanon is an old coastal settlement along the A487, named after a chapel that was dedicated to St. Non, the mother of St. David, who lived here as a child. The village has a Spar convenience store with post office, a butcher's shop, bakery, two pubs, a primary school, a village hall and playing field, a half-hourly bus service, and a petrol station. There is also a restaurant at the Plas Morfa hotel near the seashore south-west of the village. **Llansantffraid** is on the north-western edge of Llanon, a peaceful seaside hamlet with a substantial Grade II listed church dedicated to the Irish Saint Bridget, which has a 14th century tower (a local landmark), a re-built 18th century nave, beautiful stained glass windows, and a graveyard. The local parish includes the three communities of Llansantffraid, Llanon and Nebo, with Llanon being the largest.

The local beach is within walking distance of the property, being mainly of pebble and stone with sand at ebb tide, and is usually very quiet. The coastal path leads up to Llanrhystud, passing old lime kilns en route, and vantage points offer glorious views of the sweeping coastline and hills – to Aberaeron and New Quay in one direction and on a clear day to the Lleyn Peninsula and Snowdonia in the other. The Cardigan Bay coast is famous for grey seals, bottlenose and common dolphins, porpoises, and abundant bird life. Inland, the countryside offers rolling hills, beautiful scenery and picturesque villages, whilst larger towns are within easy travelling distance, as are numerous visitor attractions. The coastal path can be accessed locally – most of the Cardigan Bay coast can be walked, with various inland interruptions, from the Dyfi estuary north of Aberystwyth down to Aberaeron and New Quay, then Aberporth to Cardigan, where the Pembrokeshire Coast Trail begins.

The river Peris enters the sea at the northern side of Llansantffraid and Llanon near the church, and the river Cleddau flows into the bay further to the south. The area between the two rivers is known as Morfa Esgob. It is said that, in medieval times, St. David bestowed strips of this fertile coastal shelf land to poor local people, forming a patchwork of open narrow fields known as slangs. The pattern of slangs can still be seen at a large conservation area within Morfa Esgob, which translates to Bishop's Moor (so it is more likely that the land was owned by the church). Historically, this stretch of good agricultural land bordering the sea here and up to Llanrhystud was once noted for its abundant crops of barley, the soil being fertilised with either locally produced lime or seaweed, which was a good substitute for sweetening the soil. Illegal brewing from the barley was rife in the early 19th century. As well as farming, seafaring and boat building enterprises were also important during the 18th and 19th centuries when Llanon developed into quite a large community. There are several listed buildings here.

Llanrhystud is 3 miles northerly at the mouth of the River Wyre, a large village and popular seaside destination, with a general store/post office, pub, garage, primary school, cafe, and an old church (a listed building). Llanrhystud has an extensive beach, suitable for swimming, surfing and sailing, with flat sand at low tide, and the Penrhos leisure complex is on the outskirts of town with an 18-hole Golf Course.

Aberaeron is only 5 miles from the property south-westerly, at the mouth of the River Aeron. With its elegant, brightly painted houses, sparkling water and picturesque harbour, this charming Georgian seaside town is sometimes known as the “Jewel of Cardigan Bay”. Serving the rural communities of the area, the bustling town offers good shopping and craft centres selling local produce, plenty of pubs and eateries, primary and secondary schools, doctors and dentist, church, leisure centre, swimming pool, 9-hole pitch & putt golf course, regattas, concerts, festivals, carnival, and delightful walks and cycle rides. Aberaeron began life as a small herring-fishing village, but gradually grew into an important ship building centre and trading port. After the harbour was built in the early 19th century, the Rev. Alban Gwynne constructed a “new town” and it is reputed that the famous Georgian architect, John Nash, was involved in the design. The coming of railway transport saw the decline of the sea-faring industries, and the town developed as a popular holiday resort. Recreational craft now use the harbour, which has good mooring facilities and a thriving sailing club. Boat trips are available out into the bay to view the rugged coastline and marine wildlife. The local seashore is pebbled, with fine sand visible at low tide, and, for surfers, Aberaeron is a ‘point break’ which works on big southerly swells.

The Llanerchaeron Estate is on the outskirts of Aberaeron, 7 miles south of the property, in the Aeron valley. Managed by the National Trust and open to visitors in season, the estate has a fine late 18th century mansion, also designed by John Nash, walled gardens with glass houses, a range of historic farm buildings, and extensive grounds offering walks and beautiful views. A traffic-free cycleway and riverside walk runs between Aberaeron and Llanerchaeron, passing through Panteg Woods, which are decorated with daffodils and bluebells in springtime, where kingfishers and dippers can be glimpsed. The Aeron is a small river that rises in the uplands of Mynydd Bach, a wild, unspoilt moorland area about 7 miles east of the property.

New Quay is 11 miles south-west of the property, hugging the hills overlooking the bay, with terraces of narrow streets, delightful houses, and a selection of shops, pubs and restaurants. With its sheltered harbour, surf school, life boat station, and wide, sandy beaches, New Quay is popular for family holidays, as well as attracting sailing and water sports enthusiasts. This old fishing village grew with the ship building and lime making industries in the 18th and 19th Centuries, but tourism took the lead after their decline, although fishing still continues on a small scale. The well known New Quay Cliff Walk climbs steeply above the town giving fabulous, far reaching views from the top. Regular boats leave the harbour for dolphin-watching trips, as these delightful creatures have become quite a tourist attraction.

Aberystwyth is 12 miles from the property northerly. Situated at the mouths of the rivers Ystwyth and Rheidol, this delightful town lies between three hills and two beaches and is surrounded by beautiful, unspoilt countryside. Regarded as the “capital of mid Wales”, the town is home to the National Library, has a University set near the seashore (founded 1872), and a mix of architecture with several historic buildings. A new Welsh Assembly showpiece building was opened in October 2009 with around 500 staff and a variety of conference rooms, a prestigious development for the town, raising its profile further and providing a base for Ministers and VIPs visiting mid Wales. There is a wide promenade and a marina, and Victorian/Edwardian buildings line the front. The town has good shopping amenities, an arts centre, cinema, sports facilities, general hospital, numerous cafes, bars and restaurants, hotels and pubs, and the usual seaside attractions, as well as the ruins of an ancient Welsh castle and, in the hills nearby, the remains of an iron age fort. The leisure centre has two swimming pools, sports hall, fitness room, health suite, outdoor pitches, cafe and bar. There is an 18-hole parkland Golf Course at the edge of town with sea views. The Aberystwyth Electric Cliff Railway climbs Constitution Hill from the promenade, and stunning views can be enjoyed from the summit, where the famous Camera Obscura with its revolving mirror is sited (a reproduction of the Victorian original). Aberystwyth has an impressive main line **Railway Station** as well as a **Coach/Bus Station**. Trains run to Machynlleth, Shrewsbury and Birmingham. Nearby visitor attractions include the Vale of Rheidol Steam Railway, Devil’s Bridge, the Mynach Falls, and the Haford Estate in the upper Ystwyth Valley.

Lampeter is 14½ miles south-easterly in the lovely Teifi Valley, a market and university town on the border of Ceredigion and Carmarthenshire, providing good shops, main post office, a leisure centre with swimming pool, cafes, restaurants, pubs, primary and secondary schools. The university is the oldest in the country (dating back to 1822) occupying a beautiful setting at the foothills of the Cambrian Mountains. Lampeter’s summer events include a Food Festival, the Rhys Thomas James Eisteddfod, the Drovers Arts Festival and a Carnival.

The Upper Teifi Valley offers delightful places to visit. **Tregaron** is about 14 miles easterly, a walking/cycling/fishing/bird-watching tourist centre at the foothills of the Cambrian Mountains. Just north of Tregaron is the remarkable, red-tinted **Cors Caron Marshland Nature Reserve** a haven for a wide variety of birds, including the Red Kite. The romantic ruins of **Strata Florida Abbey** are 17 miles east of the property on the banks of the Teifi, dating back to the 12th century, where many Welsh princes are buried. A few miles further into the uplands are the Teifi Pools, the source of the river Teifi, which journeys over about 70 miles down to its estuary at Cardigan. The river forms most of the boundary between Ceredigion and Carmarthenshire, and is popular with canoeists and fishermen.

Cardigan is 27 miles to the south-west, an ancient market town at the north of the Pembrokeshire Peninsula where the Teifi estuary flows into the bay. Once a very busy port before railway transport came to Wales, the town has good shopping amenities including a Tesco store on the outskirts, a market, good restaurants, cinema/theatre, small community hospital, galleries and craft shops, food festivals, Guildhall, Heritage Centre on the wharf, and the remains of a 12th century Norman castle overlooking the river.

Carmarthen is 34 miles southwards in the Towy Valley, with traditional shops, bustling markets and modern shopping amenities with well known high street stores, multi-screen cinema, university college, and a general hospital. The town is served by good rail links through Swansea to Cardiff, and main roads radiate out to all regions, including the **A48/M4-link**, A40, A484 and A485. The ruins of a Roman Amphitheatre can still be seen, and the remains of a Norman castle built circa 1094 overlook the town and river. The celebrated **National Botanic Garden of Wales** is about 7 miles east of town, featuring the Great Glass House designed by Norman Foster.

NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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