



3 Bedroom Detached House  
Frontafan Llanafan  
Aberystwyth, SY23 4BD

ASKING PRICE: £365,000  
[www.iestynleyshon.com](http://www.iestynleyshon.com)





## Frontafan, Llanafan, Aberystwyth, Ceredigion. SY23 4BD

Nestled at the end of a peaceful country lane, this delightful freehold detached country cottage enjoys an enviable location surrounded by unspoiled natural beauty. Situated on the outskirts of the charming village of Llanafan, the property benefits from a welcoming community, an ancient church, a village hall, and various social groups and activities. Just 11 miles from the university town and seaside resort of Aberystwyth, the cottage offers easy access to a wide range of educational, shopping, and leisure facilities, as well as excellent public transport links to surrounding areas. Built from traditional solid stone, the cottage features a pitched slate and tile roof and light oak-colored uPVC double-glazed windows and doors. The current owners have lovingly maintained the property and have even prepared plans for a two-storey extension, which would include a garage and a spacious main bedroom with en-suite facilities. A rare opportunity to acquire a characterful country home in a tranquil yet accessible location—perfect for those seeking a peaceful retreat with the convenience of nearby amenities.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

www.iestynleyshon.com

PROPERTY MISDESCRIPTONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

## Ground Floor

Upvc light Oak colour front entrance door leading to:

### Front Porch

Glazed door leading to:

### Open Plan Kitchen/Dining Room 5.73m x 4.63m

Dining Area with window to front. Open plan stairs to first floor. QUEBB solid fuel stove fire. Twin power point. Kitchen area with window to rear with aspect of rear garden. range of oak fronted fitted units comprise as follows eight base cupboards six drawer cupboards, Two wall cupboards work tops above incorporating single drainer sink with rinse bowl. Three twin power points. Worcester freestanding oil fired boiler which heats hot water and central heating.

### Internal Hall

With door to:

### Utility Room

With window to rear.

### Bathroom

With modern white colour suite comprise of panel bath with electric shower unit above. Low Flush WC. pedestal wash hand basin. Radiator. Window to front.

### Study/3 Bedroom 4.70 m x 2.50m

With glazed door to front window to rear. Double panel radiator. Pine floor boards feature fireplace housing solid fuel stove fire with tile hearth. ceiling down light. Twin and single power point.

## FIRST FLOOR

Approached by open rise staircase to:

### Central Landing

With double storage cupboard. doors to:

### Front Bedroom 3.74m x 2.23m

With window to front.. Built in double wardrobe. Power points.

### Main Bedroom 3.30m x 2.70m

With window to rear. Built in double wardrobe. Power points.

### Lounge 5.77m x 4.67m

With two windows to front and two windows to rear. Solid fuel stove fire. two panel radiators Four twin power points. Door to outside.

## Outside

Approached by tarmacadam gated driveway leading to front with parking for 4 cars and turning area leading to:

### Attached Garage 6.55m x 3.17m

With double garage door to front. Power and lights.

## Garden

This beautifully landscaped garden offers a perfect blend of natural charm and thoughtful design, creating an ideal space for both gardening and entertaining. A central lawn is framed by generous, well-stocked borders, providing year-round interest and colour. Beyond a graceful Beech hedge, a more formal garden area awaits, featuring raised planting beds for herbs, flowers, or vegetables. A glasshouse offers opportunities for nurturing plants in all seasons, while a timber-decked seating area provides a welcoming spot to relax and enjoy the surroundings. With its distinct yet harmonious zones, this garden exudes rustic elegance and invites you to unwind in its tranquil beauty.

## Services

Mains electric and water and private drainage. Council Tax Band E

## General

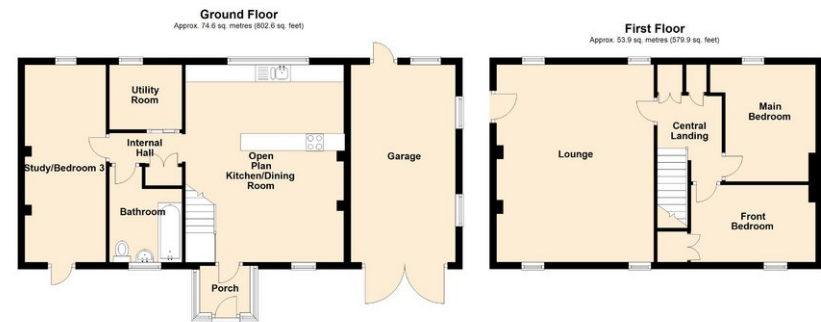
Ideal for the country lovers seeking a peaceful retreat within their own natural beauty. For further details apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			100
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		39	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			1
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			



Total area: approx. 128.4 sq. metres (1382.5 sq. feet)  
 For illustration purposes only. Floor plan not to scale and measurements are approximate.  
 Plan produced using PlanIt360.