



HAFDRE

Swyddffynnon | Ystrad Meurig | Ceredigion | SY25 6AL

FINE & COUNTRY

HAFDRE

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We are delighted to offer the commodious residence of Hafdre onto the market. This four bedroomed, end terraced Cottage with 1/4 of an acre, is situated in a rural Hamlet in the West Wales countryside, close to Lampeter, Tregaron and Aberystwyth. In addition to the spacious and characterful accommodation, there is usefully an attached one bedroom Cottage suitable for a variety of uses.

This large home also benefits from a study / reception room, cozy sitting room, good size kitchen with adjacent dining room, utility room, cloakroom and to the first floor, four good sized bedrooms. The one bedroom cottage has its own entrance door and rear garden. Hafdre also enjoys a very significant and well maintained rear garden area in two parts, one of which is bordered by a stream and has excellent home growing areas (the owners will be leaving a large polytunnel, fruit and vegetable beds) and to the rear of the property, there is also a significant sized double garage ideal for workshop area as well as parking two vehicles. The property has been re-engineered with air source heat pump & solar panels generating electricity and enjoys an EPC rating of A. viewing highly recommended to appreciate the space and character on offer with this property in this delightful rural setting.

Video Link: <https://youtu.be/RUnEwNx4mlc>





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

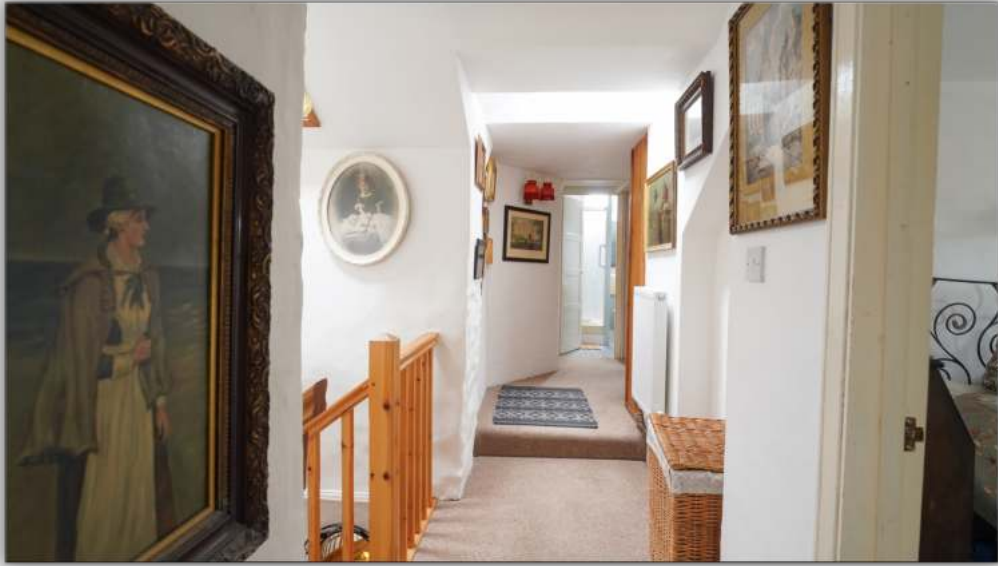






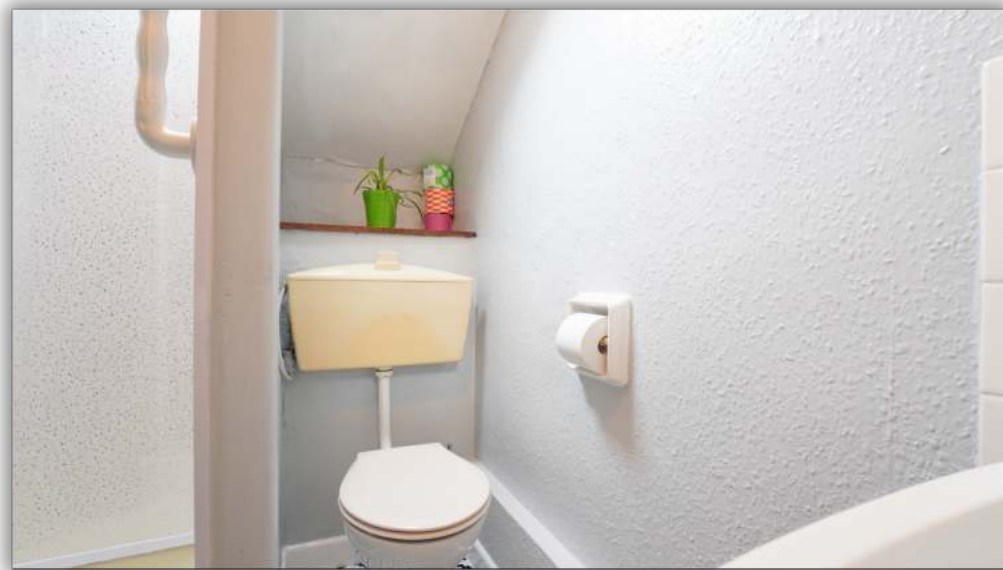


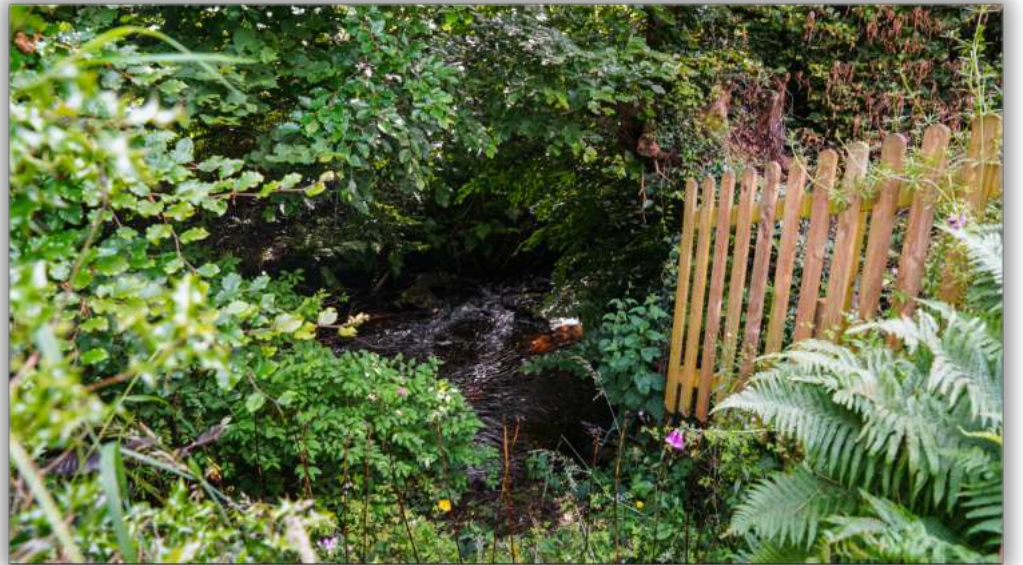
























We specialise in offering the finest countryside, luxury, and special properties in Ceredigion, Pembrokeshire and all across West Wales. Our coverage includes Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay and all the surrounding villages and area.

Our team possesses extensive regional knowledge, providing exceptional service for buying or selling properties. With a deep understanding of local markets, we offer accurate and current advice on trends and opportunities in the West Wales property market.

Renowned for its tranquil, rural, and unspoiled beauty, the region offers a peaceful escape with low crime rates, deserted beaches, and strong family values. We offer a range of country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

At Fine & Country West Wales, we pride ourselves on our expertise in the luxury property market across Ceredigion. Our aim is to deliver the best results for both buyers and sellers.

If you are selling your home, we provide tailored strategies and free marketing advice to help you achieve the best price. We also offer a Re-Launch Strategy for properties that have been off or on the market for an extended period, all in complete confidence. We are passionate about helping you find your dream home or secure the best price for your property.

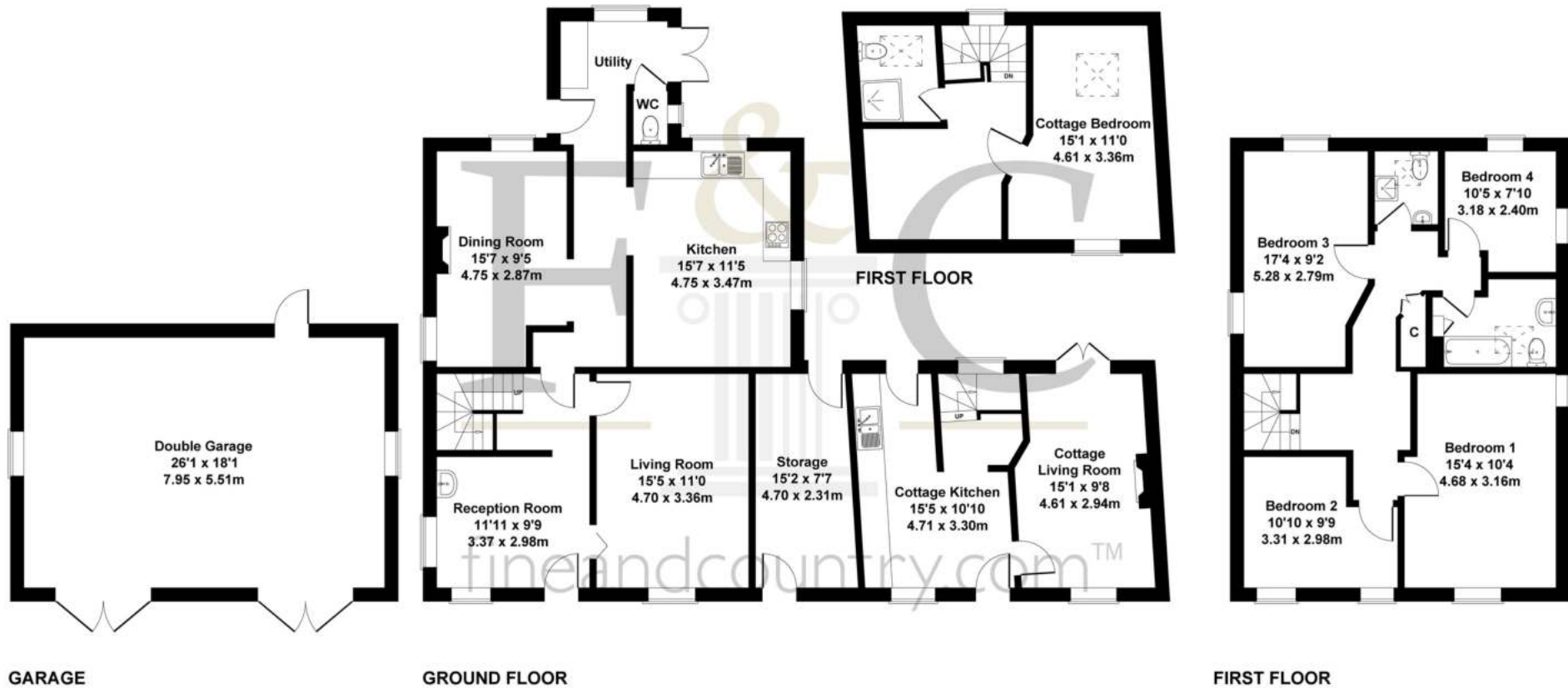
Contact us today - we look forward to hearing from you. For any queries, contact the office at 01974 299055 or westwales@fineandcountry.com

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Approximate Gross Internal Area
2788 sq ft - 259 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Fine & Country West Wales

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