



TANGEULAN

Llanafan | Aberystwyth | Ceredigion | SY23 4AY

FINE & COUNTRY

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We are delighted to offer a unique opportunity to purchase a wonderful detached, one / two bedroom cottage with secondary annexe building in an idyllic location only 25 minutes from Aberystwyth set in Approximately 17 acres of wonderful woodland, pasture and countryside bordering a river on the outskirts of Llanafan.

The cottage has been much improved by its current owner, and offers two attractive and characterful reception rooms, well fitted kitchen, one / two bedrooms to the first floor with beamed ceilings, a ground floor bathroom and adjacent to the cottage is a further detached annexe, which has been converted into a large studio/annexe with plumbing for a bathroom (to be installed) and space for a kitchen, and to the first floor there is a large galleried bedroom overlooking the accommodation. The annexe has central heating installed.

Undoubtedly the main attraction to the property is the location and the setting and Tangeulan is unique in the fact that it has an idyllic location.

Viewing highly recommended to appreciate the rare opportunity to purchase an idyllic smallholding / country retreat and in a magnificent location, yet very close to Aberystwyth and all that that offers.





Video Link: <https://www.youtube.com/watch?v=dKYiFIF3mVU>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		















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.

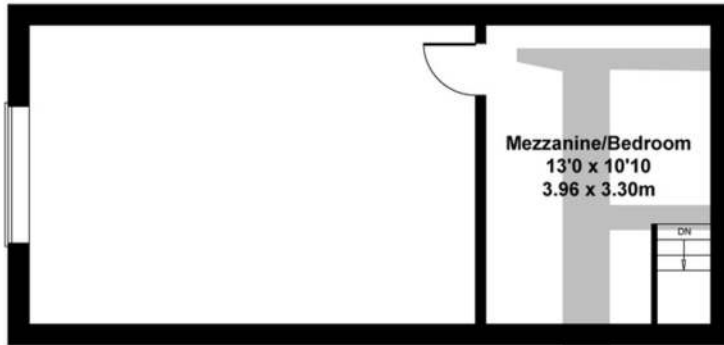
Contact us today - we look forward to hearing from you. For any queries, contact the office at 01974 299055 or westwales@fineandcountry.com

Follow us on our socials

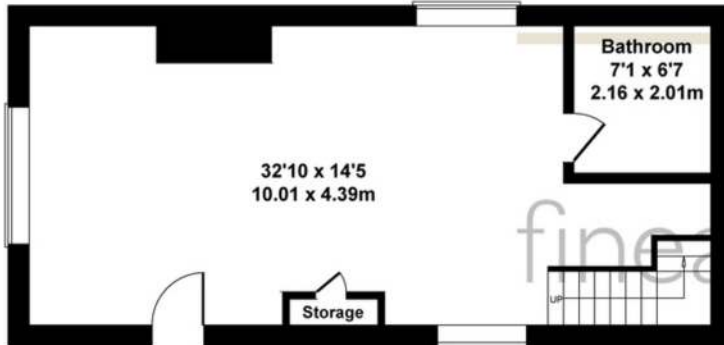


Tangeulan, Llanafan, Ceredigion, SY23 4AY

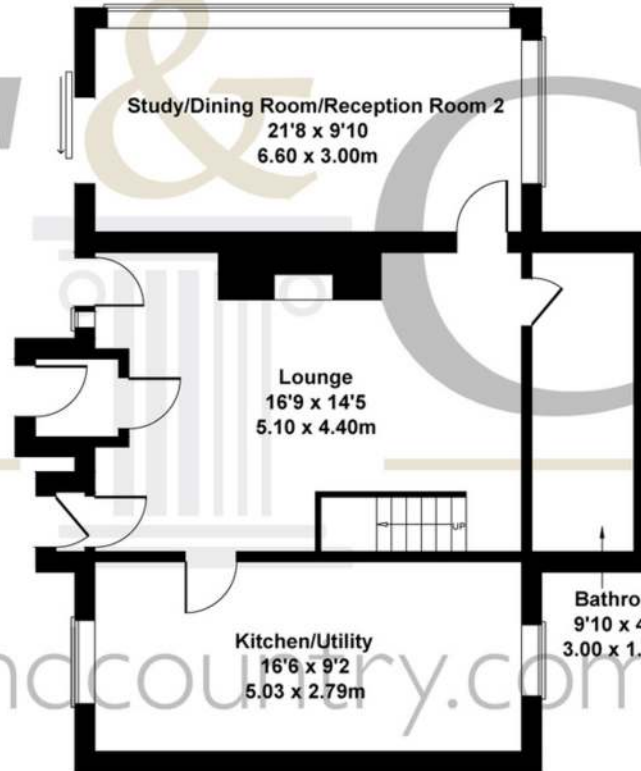
Approximate Gross Internal Area
2134 sq ft - 198 sq m



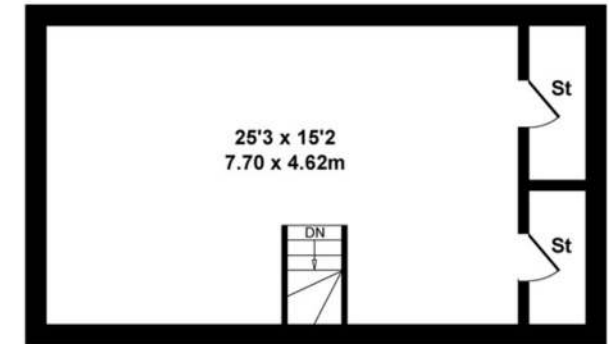
ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR



COTTAGE GROUND FLOOR



COTTAGE FIRST FLOOR

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. 2023



Fine & Country West Wales

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FINE & **COUNTRY**

The logo for Fine & Country, featuring the word "FINE" in a serif font, a stylized classical column with a capital letter "C" on top, and the word "COUNTRY" in a serif font. The ampersand "&" is positioned between "FINE" and "COUNTRY".