



TY GOF

Llanfair Clydogau | Lampeter | Ceredigion | SA48 8LG



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Introducing Ty Gof, a captivating former Blacksmith's cottage that traces its origins back to the 18th century. Nestled on the outskirts of Lampeter, in the sought after hamlet of Llanfair Clydogau, this historic property seamlessly combines the allure of the past with contemporary conveniences, featuring three bedrooms, two bathrooms, and thoughtfully integrated modern amenities including privately-owned solar panels, oil-fired central heating, UPVC double glazing and mains drainage.

Well maintained and well presented, internally and externally, Ty Gof is situated in a serene, secluded setting. The property is surrounded by a well-cultivated garden, complete with a wildlife pond, and accessed via a private gated gravel driveway offering ample parking space. Additional features include a versatile garage/workshop and a charming garden studio.

This period cottage is replete with original characteristics, including a distinctive Cornish style chimney breast and ash stripped flooring, enhancing its historic charm. The accommodation is deceptively spacious and well-appointed, designed to facilitate a free-flowing lifestyle while retaining its picturesque cottage/longhouse appeal.

Ty Gof stands as a unique opportunity in a highly desirable location, offering a blend of rural tranquillity and contemporary living. Act swiftly to secure this rare offering in this lovely setting.

(Please note that this property has in the past had evidence of Japanese Knotweed and new owners will have a treatment plan handed over as part of the transaction).

Video Link: <https://youtu.be/MCwQcjWXj8>





Energy Efficiency Rating

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





















About Homes of Wales



Homes of Wales, a proud member of the Nigel Salmon Group of Real Estate Agencies, including Fine and Country West Wales, is dedicated to offering the finest countryside, luxury, and unique properties in Ceredigion, Pembrokeshire, and throughout West Wales. Our coverage includes key locations such as Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay, and the surrounding villages and areas.

Our team at Homes of Wales brings extensive regional knowledge and exceptional service to both buyers and sellers. With a profound understanding of local markets, we provide accurate, up-to-date advice on trends and opportunities within the West Wales property market.

West Wales is renowned for its tranquil, rural, and unspoiled beauty, offering a peaceful escape with low crime rates, pristine beaches, and strong family values. We present a diverse range of properties, including country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

At Homes of Wales, we specialize in the luxury property market across Ceredigion. Our mission is to achieve the best results for our clients, whether they are buying or selling.

For sellers, we offer tailored strategies and free marketing advice to help you secure the best price for your home. Our Re-Launch Strategy is designed for properties that have been on or off the market for an extended period, ensuring maximum exposure and results, all handled with complete confidentiality. We are passionate about helping you find your dream home or achieve the highest value for your property. Contact us today to begin your journey with Homes of Wales. We look forward to hearing from you. For any inquiries, please reach out to our office at 01974 299055 or hello@homesofwales.com.

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