



# LLAINDELYN

Silian | Lampeter | SA48 8NU



**HOMES**  
— OF WALES —

LLAINDELYN

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Llaindelyn is a property that keeps on giving! It is located just a 5 minute drive away from the popular market town of Lampeter with the town of Tregaron approx 15 minutes away. It has flexible living space with two bedrooms to the ground floor with a private master suite on the first floor.

A feature conservatory to the rear makes the most of the stunning surrounding views and we recommend that you view the 360 degree tour to see what is on offer. The exterior space has been utilised to create various seating areas, there is a seperate paddock to the rear and a well presented static caravan with the potential to provide extra income to the side with its own access from the road.

There is sizeable detached garage/workshop to the left hand side and a large driveway provides parking for multiple vehicles.



Youtube Link: <https://www.youtube.com/watch?v=tzE-18QDY6w>



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		







































# About Homes of Wales

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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](mailto:hello@homesofwales.com).

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