



CAEGLAS

Llangeitho | Tregaron | Ceredigion | SY25 6SY

FINE & COUNTRY

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Fine and Country West Wales presents Caeglas, a three-bedroom country house situated at the end of a quiet lane near Llangeitho, West Wales. The property, maintained and extended by its current owners, offers panoramic countryside views and emphasizes sustainable living with features like air source heating which enjoys the Renewable Heating Incentive providing a guaranteed index linked Government payments of circa £1800 per annum for the next 5 years. The property also has a positive input ventilation system and high specification double glazed sash windows, all of which give a very good energy rating for the property.

The house includes two spacious reception rooms and a recently extended kitchen/dining room, providing ample space for dining and relaxation. This area opens to a new decking/patio area, suitable for outdoor dining and entertaining. The first floor comprises three bedrooms, with the master bedroom featuring a large ensuite bathroom. The house benefits from UPVC double glazing, wood burning stoves, and is complemented by a range of outbuildings and well-kept gardens.

What the owner loves about living here:

"Our home is wonderfully situated in a quiet and peaceful location with beautiful views and walks from our doorstep in every direction. No passing traffic, no light pollution, and a friendly community. Even though it's completely private we've got a great village nearby and a bus stop at the end of our lane.

We're only 11 miles from the coast and close to Aberystwyth, Tregaron and Aberaeron which has everything you'd need within a short drive. We love the character of the house and it's a cosy comfortable place to wake up in each morning."





In summary, Caeglas combines practical living with eco-friendly features in a peaceful setting, making it a desirable property. Viewing is recommended to fully appreciate its offerings.

Location

Caeglas benefits from a strategic location that provides both privacy and convenience. The property is situated close to a local village, offering easy access to essential amenities and a glimpse into community life. This proximity to the village ensures that daily necessities and local charm are just a short journey away.

Moreover, Caeglas is positioned within comfortable driving distance to several notable towns in the region. Aberystwyth, a vibrant university town known for its cultural offerings and picturesque seafront, is easily reachable. Tregaron, famed for its beautiful natural landscapes and rich history, is also nearby. Aberaeron, a charming Georgian harbour town known for its colourful houses and seafood cuisine, is another short drive away. Each of these towns offers a unique experience, from shopping and dining to cultural and recreational activities, making Caeglas ideally placed for enjoying the best of West Wales.

This combination of a private, peaceful setting with the convenience of nearby villages and towns makes Caeglas an attractive proposition for those seeking a balance between rural tranquility and easy access to urban amenities.

NEGOTIATIONS All interested parties are respectfully requested to negotiate directly with the Selling Agents.



MONEY LAUNDERING REGULATIONS On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

MORTGAGE SERVICES if you require a Mortgage, (whether buying through Fine and Country West Wales or any other agent), then please get in touch. We have an in-house independent mortgage adviser who has access to a wealth of mortgage products. Appointments can be arranged to suit your individual requirements. Should you decide to use the services of a mortgage broker, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

SURVEY DEPARTMENT if you are not buying through Fine and Country West Wales then why not let our qualified surveyors inspect and report on the home you are buying before you complete the purchase. We can undertake RICS Home Surveys Level 1, Level 2 (survey only), and Level 2 (survey and valuation) these will provide a comment on any significant defects and items requiring repair. For further information contact any of our offices.

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







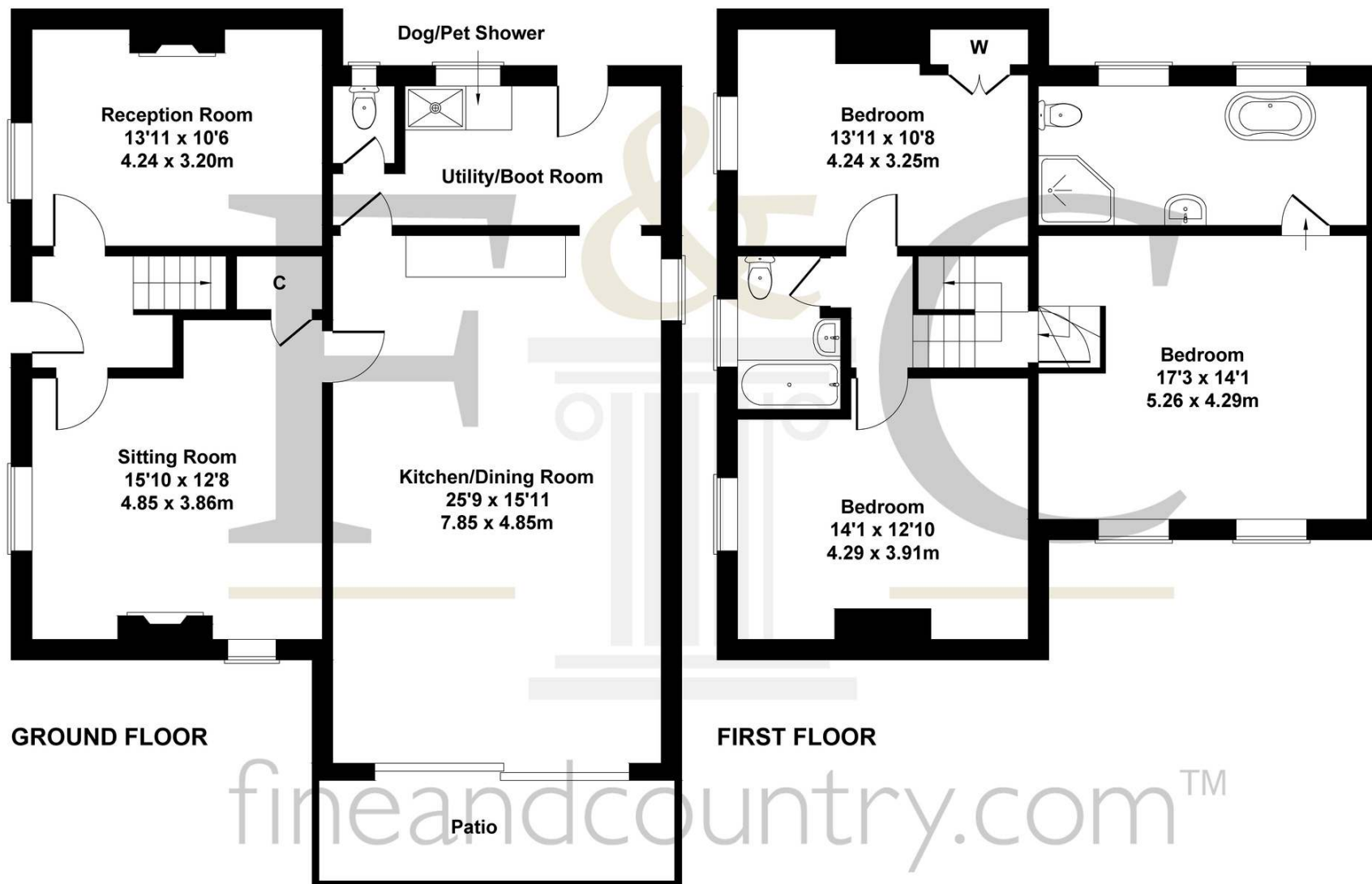




Caeglas, Llangeitho, Ceredigion, SY25 6SY

Approximate Gross Internal Area

1798 sq ft - 167 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.



Fine & Country West Wales

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