



Waunfawr

£349,995

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A unique and quirky cottage NOT TO BE MISSED. Stunning three bedroom detached cottage in Aberystwyth with one acre of gardens. Imagine a setting just outside the town centre, that is completely private and offers you peace and nature's most gorgeous surroundings in all seasons. If you are looking for a property with a garden that is a 'plant person's' delight with a diverse variety of trees, shrubs and herbaceous borders this one is for you. Cwmpadarn House has been deemed good enough to be invited to participate in the National Garden Scheme open gardens. Come take a look for yourself.

- DETACHED COTTAGE
- 1 ACRE OF GARDENS
- UNIQUE & QUIRKY PROPERTY NOT TO BE MISSED
- SPECIAL & EXCLUSIVE PRIVATE GARDENS
- THREE BEDROOMS
- SITTING ROOM & LIVING ROOM
- 5 MINUTES TO TOWN CENTRE

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Call 01970 636000 to arrange a viewing

CWMPADARN HOUSE

The cottage lies down "Cwmpadarn Lane", located in Waunfawr. If you are looking for a property that is completely private and has plenty to do in the garden then this one is for you. Approached via private gate sign posted "Cwmpadarn House" with private parking. There is covered storage space under the car parking area. The terrace fronting the house enjoys full sun for most of the day, the decking area from mid morning.

The house has upgraded ecologically, with a wood pellet boiler which controls temperature in the room by a thermostat operated by yourself, so no wasted heat. Some internal wall and floor insulation, plus attic. PV roof panels providing free electricity when conditions allow.

The cottage is entered via door into entrance hallway currently utilised as a utility with plumbing and space for washing machine and dryer. Unless expressly stated all rooms have a range of power points, and double glazed windows.

VENDORS COMMENTS

"The Spring is beautiful here, lots of primroses everywhere, daffodils, hellebores in the woodland garden, followed by hosta plants and various perennials popping through. Welsh poppies, magnolia stellata comes into flower, followed by Japanese Maples of different colours. Then forsythia, viburnum plicatum, Camellias, azaleas and rhododendrons. Summer... Roses, clematis', wisteria, buddleias, astilbes, various perennials.

Winter colour includes, cornus, mahonia, pieris, garrya elliptica, evergreen and variegated shrubs and trees and ground cover. I know that I have missed lots out!

It really is a, 'plants person's garden', with something of interest all year round, but a natural garden, sympathetic to wildlife. We believe that the situation is its biggest selling point. Really unique and magical! I hope this information will inspire a garden lover to come and fall in love with it!"

ENTRANCE / UTILITY

12' 8" x 6' 9" (3.87m x 2.07m) Communicating door to downstairs WC and entrance to kitchen. Built in storage.

WC

Window to side. Low flush WC and hand wash basin.

KITCHEN/DINER

15' 11" x 9' 9" (4.87m x 2.98m) Boasting beautiful A-frame beams, rustic wooden doors and slate flooring, the kitchen is well-equipped for all your needs. Comprising white fitted kitchen base and eye level units with wooden worktop over, space for further white goods are available.

The one thing we love most about this kitchen is the fantastic views out over the woodland and gardens. Communicating door to sitting room.





SITTING ROOM

16' 9" x 10' 7" (5.12m x 3.23m) Two windows to front including large bay window. The sitting room is the perfect sanctuary. With views from every angle and sunshine beaming in, one might never want to leave this room. The current owners have utilised the space under the stairs for additional storage and the woodpellet boiler is housed here. Stairs carpeted up to first floor. Communicating door to living room.

LIVING ROOM

16' 9" x 12' 7" (5.12m x 3.84m) Sensitive to the original character of the house, but preferring clean contemporary lines, the lounge feels modern whilst maintaining some old-world welsh charm. Bay window overlooking front gardens. Fireplace adding to the charm and cosiness. Neutrally decorated and fully carpeted. Door out to porch.

FIRST FLOOR

Stairs rise and turn to first floor. Communicating doors to bathroom/shower room, three bedrooms and additional storage.

MASTER BEDROOM

12' 7" x 9' 4" (3.86m x 2.86m) Neutrally decorated and fully carpeted, this double room has views overlooking the gardens and its own WC.

BEDROOM TWO

11' 2" x 9' 8" (3.42m x 2.95m) Currently used as a single room but could house a double. This room provides views and light from every angle, including large bay window where the current owners have placed a reading chair.







BEDROOM THREE

12' 2" x 11' 2" (3.72m x 3.42m) Double room with bay window.

BATHROOM & SHOWER ROOM

12' 0" x 6' 5" (3.67m x 1.96m) Walk in shower cubicle. Separate bathtub, hand wash basin, low flush WC and privacy window.

OUTSIDE OF PROPERTY

Cwmpadarn House is as beautiful on the outside as it is on the inside. Located in the quiet rural position only five minutes from the hustle and bustle of town, the garden in total is around 1 acre and has some outstanding natural beauty with many pathways leading to hidden ponds with aquatic plants, with resident newts, frogs and dragonflies, trees, shrubs, river and a ray of plants. You are surrounded by stunning views and the peace and quiet. Concrete paths surround the property and

there is parking. The current owners have a decking area perfect for alfresco dining. This garden is one to get lost in, hide away and enjoy the complete isolation. Greenhouse included.

WORKSHOP

9' 5" x 6' 4" (2.89m x 1.95m) Currently used as a place for storage but could be utilised as a workshop.

STORE

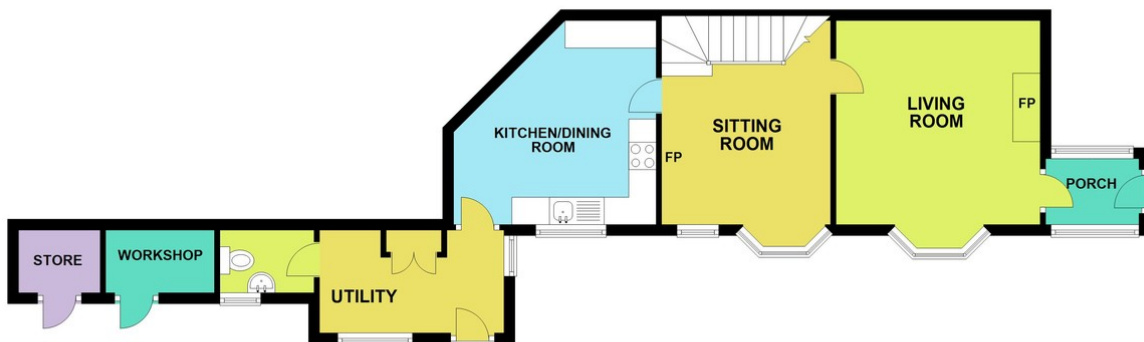
6' 4" x 5' 4" (1.95m x 1.65m) Additional storage accessed outside.

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GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
AEA Management Ltd
Plan produced using PlanUp.

Local Authority

Ceredigion County Council

Council Tax Band

E

Energy Efficiency Rating

55

Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

Alexanders Residential Sales

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Opening Hours

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Saturday: 9am - 5.30pm
Sunday: 11am - 4pm

Contact Us

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

