



GLYN PERIS

Llanon | SY23 5HJ

FINE & COUNTRY

GLYN PERIS

GLYN PERIS

Fine & Country West Wales is delighted to present Glyn Peris, a handsome and characterful mid-19th-century country residence located in the sought-after coastal village of Llanon. Coming to the market for the first time in many years, this substantial home offers a rare opportunity to acquire an elegant period property with stunning sea views, extensive accommodation, and income potential.

A Home of Distinction

Set across four floors, Glyn Peris offers an abundance of space, character, and versatility. The property features:

- Three beautifully proportioned reception rooms, each filled with charm and natural light.
- A welcoming kitchen/breakfast room, blending period style with modern convenience.
- Three cellars with outside access, ideal for storage, a workshop, or conversion.
- Three generous first-floor bedrooms, two of which offer breathtaking sea views.
- A spacious second floor, comprising two further bedrooms and a large studio area, perfect for a home office, creative pursuits, or additional living space.

Versatile Accommodation & Income Potential

Within the grounds, Glyn Peris Cottage, a self-contained two-bedroom annexe, provides excellent flexibility for multi-generational living, a guest house, or a lucrative holiday let in this desirable coastal setting.





An Idyllic Setting – Coastal & Countryside Appeal

Llanon is a charming seaside village on the stunning Ceredigion coast, just a short drive from Aberaeron, the renowned Georgian harbour town known for its vibrant community, boutique shops, and excellent dining scene. The village itself offers a strong sense of community, with local amenities including a shop, pub, and access to the Ceredigion Coastal Path, a haven for walkers and nature lovers.

For those seeking a balance of rural tranquillity and connectivity, Glyn Peris is perfectly situated. It enjoys easy access to Aberystwyth, a thriving university town with excellent transport links, making it an attractive choice for professionals, families, and those looking for a high-quality lifestyle by the sea.



A Unique Opportunity

With charming period features, exceptional space, and a prime coastal location, Glyn Peris is a rare find. Whether you're looking for a family home with flexible living arrangements, a lifestyle business opportunity, or an inspiring retreat, this property presents an exceptional chance to create something truly special.

Early viewing is highly recommended to appreciate the full scope of this unique offering.

For more details or to arrange a private viewing, please contact Fine & Country West Wales.

Video Link: <https://youtu.be/aMdlUtpcM2c>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(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.

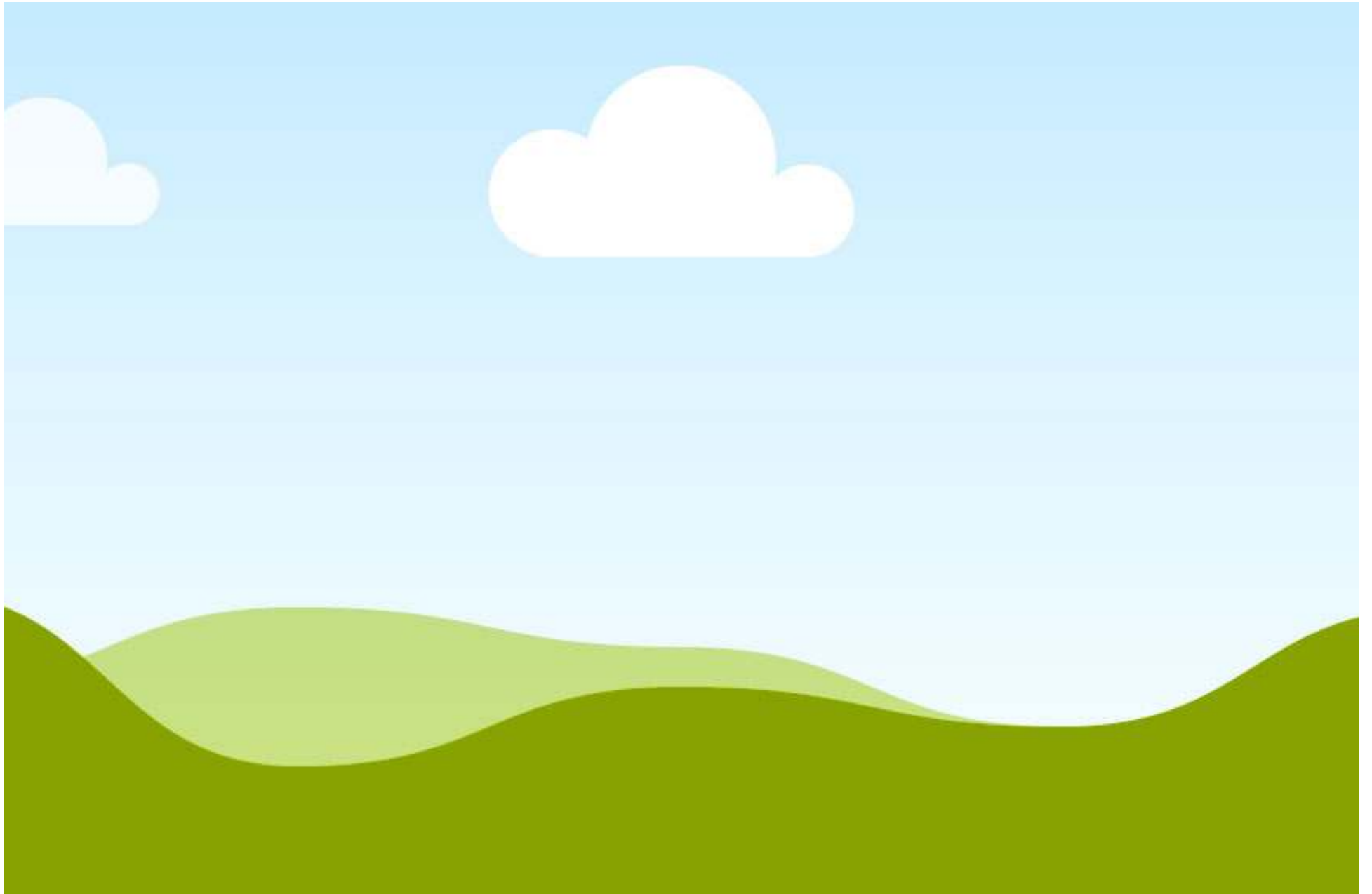
At Fine & Country West Wales, we pride ourselves on our expertise in the luxury property market across Ceredigion. Our aim is to deliver the best results for both buyers and sellers.

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







Fine & Country West Wales

The Gallery, Station Approach, Station Building, Aberystwyth, SY23 1LH

Tel: 01974 299 055 | westwales@fineandcountry.com

FINE & **COUNTRY**