



# BRYN HYFRYD

Cwmpadarn | Llanbadarn Fawr | Aberystwyth | Dyfed | SY233TU





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Perched at the threshold of Cwmpadarn and the historic village of Llanbadarn Fawr, Bryn Hyfryd is a rare gem that exudes character in a tranquil setting near Aberystwyth town centre. This double-fronted, two-bedroom detached cottage, over 100 years old, sits on approximately 0.7 acres of beautifully mixed gardens and woodland, providing a secluded retreat within walking distance of the vibrant university town.

[At the heart of the local conservation area] Bryn Hyfryd combines period charm with modern comforts, featuring UPVC sash double glazing, a cosy wood-burning stove, and a useful utility room. The cottage's private driveway leads to ample parking, while its secluded gardens and woodland create a sanctuary that feels worlds away, yet is only minutes from Aberystwyth's cultural and social heart.

The property's grounds are dotted with peaceful seating areas, perfectly positioned for elevated views over the surrounding landscape. A gentle stream winds through the lower garden, adding to the tranquility of this rare retreat and creating an idyllic atmosphere for relaxation and enjoyment.

Set amidst the heritage-rich area of Llanbadarn Fawr, the property is part of a landscape steeped in history. Llanbadarn Fawr is known for its ancient church, St. Padarn's, which dates back to the early medieval period and stands as a testament to the area's religious significance over centuries. The village itself, once a central hub for learning and spirituality, is rooted in the legacy of St. Padarn and has witnessed the development of Aberystwyth from a small community into a dynamic university town.





Bryn Hyfryd also benefits from the natural beauty and walking trails of Cwmpadarn, a landscape that has long inspired residents and visitors alike with its lush scenery and proximity to the Welsh countryside. Living here means immediate access to local pubs, unique shops, and scenic walks that lead through historic sites and natural wonders alike.

Ideal for buyers seeking a harmonious blend of seclusion, history, and accessibility, Bryn Hyfryd presents a unique opportunity to own a cosy cottage within the town. This character home offers not only a slice of nature but also an easy connection to the rich history and community of Llanbadarn Fawr, all on the very edge of Aberystwyth.

#### Entrance Porch

Sitting Room/Kitchen 5.9 x 3.65m Front aspect 2 x Double Glazed Windows  
 kitchen with Single Drainer Stainless Steel Sink Unit  
 Range of eye and base level units Stairs to 1st Floor  
 landing Wood Burning Stove



#### 1st Floor

B1 Front aspect Double Glazed Windows 4 x 2.38m  
 B2 Front aspect Double Glazed Windows 3.44 x 1.89m  
 Shower Room – shower cubicle, Low Level W.C (toilet), Wash Hand Basin,  
 Double Glazed Windows

#### Outside

Utility room 3.3 x 1.8 PAWM  
 Gardens – approaching .75 acre with driveway parking for 2 cars, patio area with sublime views, mix of glorious woodland and lawned areas on several areas with a top tier area and also a lower tier area too



Video Link:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		























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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.

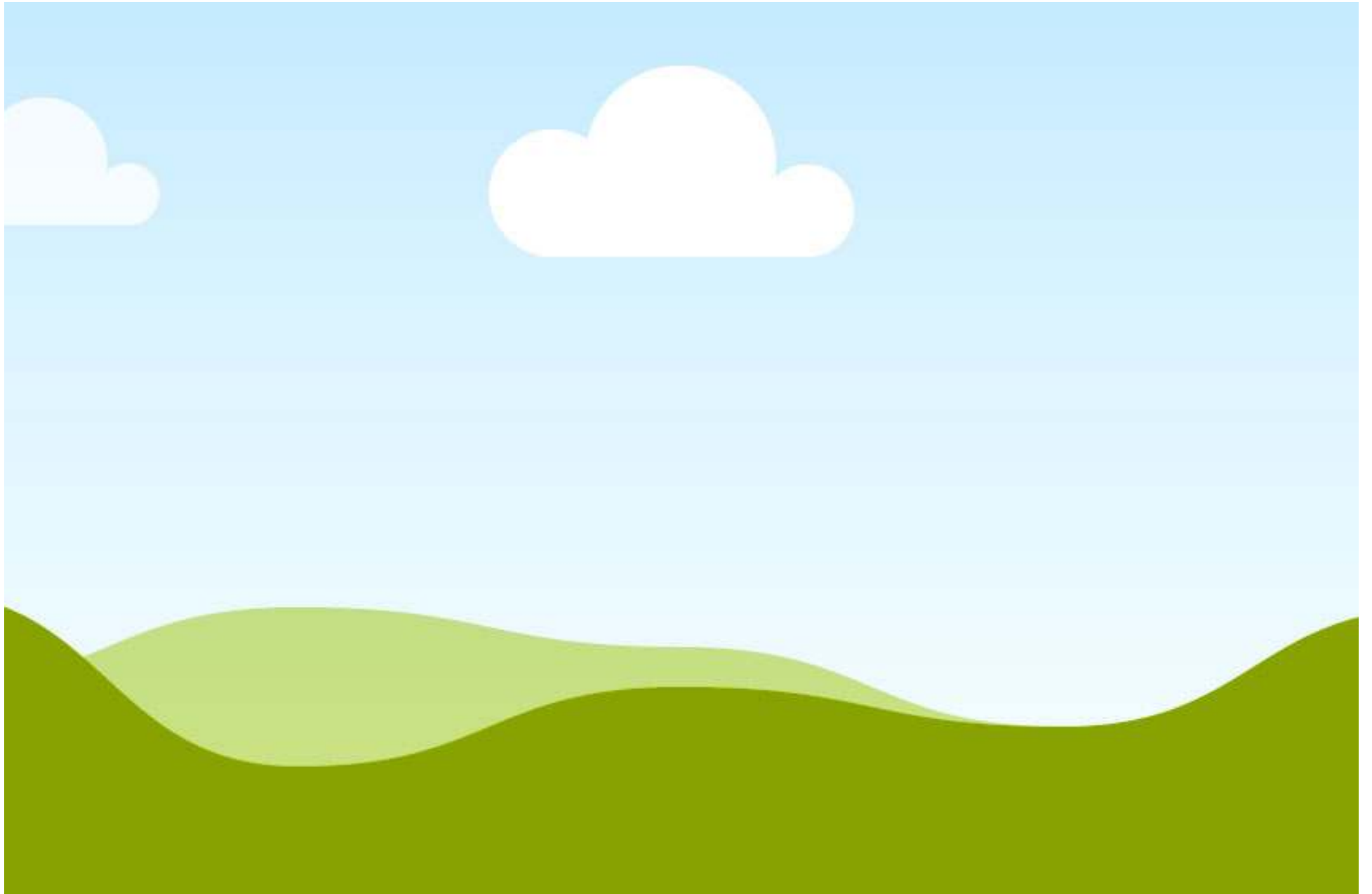
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Contact us today - we look forward to hearing from you. For any queries, contact the office at 01974 299055 or [westwales@fineandcountry.com](mailto:westwales@fineandcountry.com)

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