



Bwlchgwyn

Temple Bar | Lampeter | Wales | SA48 7SA

FINE & COUNTRY

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A fantastic 3 bedroom home with over 4 acres of land nestled in the picturesque mid-reaches of the Aeron valley.

A Modern 3-bedroom, 2-bathroom dormer-style home. The house boasts oak and slate flooring, oil-fired central heating, Solar Array and wood grain effect uPVC double glazed windows, ensuring a potentially comfortable and energy-efficient living environment all year round. It also benefits from a wood burner which can be kept well stocked with logs from the field.

The property also features a large field that is just less than 5 acres, offering ample space for outdoor pursuits, equestrian activities, or some agriculture. The field has a stream along its border and there are two historic outbuildings that could potentially be renovated and repurposed. The property is accessed via a peaceful country lane and provides stunning views over the Aeron Valley, ensuring a tranquil and peaceful lifestyle.

Situated only 2 miles from Felinfach and approximately 6 miles equidistant between the historic university town of Lampeter and the iconic harbour town of Aberaeron; this property offers the perfect balance between rural living and easy access to local amenities.

In summary, this modern property offers the perfect opportunity for those seeking a rural lifestyle, while still being conveniently located close to local amenities.

Don't miss out on the chance to make this your dream home.















Fine & Country West Wales

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

Tel: 01974 299 055| [westwales@fineandcountry.com](mailto:westwales@fineandcountry.com)

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