



Plas Treflys

Llangwryfon | Aberystwyth | Wales | SY23 4HD

FINE & COUNTRY

Plas Treflys

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A unique 3-bedroom semi-detached cottage located in the picturesque rural village of Llangwryfon.

Presenting a truly exceptional opportunity, this handsome property is nestled in the idyllic rural village of Llangwryfon. Boasting an abundance of natural beauty, Plas Treflys offers generously sized rooms, with high ceilings and large windows to make the most of the breathtaking views, and a range of desirable amenities. With its verdant and attractive gardens, this home provides an enchanting retreat for those seeking a tranquil lifestyle. The expansive and spectacular gardens were in the recent past open to the public with the National Garden Scheme.

The ground floor features a spacious conservatory, providing a space to relax and enjoy the surrounding environment. The property also offers a convenient downstairs bedroom with a separate W.C., perfect for guests or those preferring single-level living. Additionally, there are two reception rooms on the ground floor, providing ample space for entertaining or creating a home office.

Ascending the staircase, you'll find two double bedrooms that offer stunning views of the picturesque landscape. The large landing area provides flexibility for various uses, such as a reading nook or study area. Completing the first floor is a well-appointed family bathroom. Furthermore, a staircase provides access to a versatile loft room, offering possibilities for hobby space, or additional storage.

Gardens: A true highlight of this property are the spectacular mature grounds, which span nearly an acre in size. There is an array of vegetable growing plots, walk-in fruit cages, well stocked herbaceous borders and shrubs. The lawned area invites you to relax and soak up the sun, while the stream and wooded re-wilded areas provide a serene backdrop for tranquil walks. Completing the outdoor space is a greenhouse and various outbuildings, offering storage solutions for garden tools and equipment. Best of all are the unique and spectacular West Wales country views.

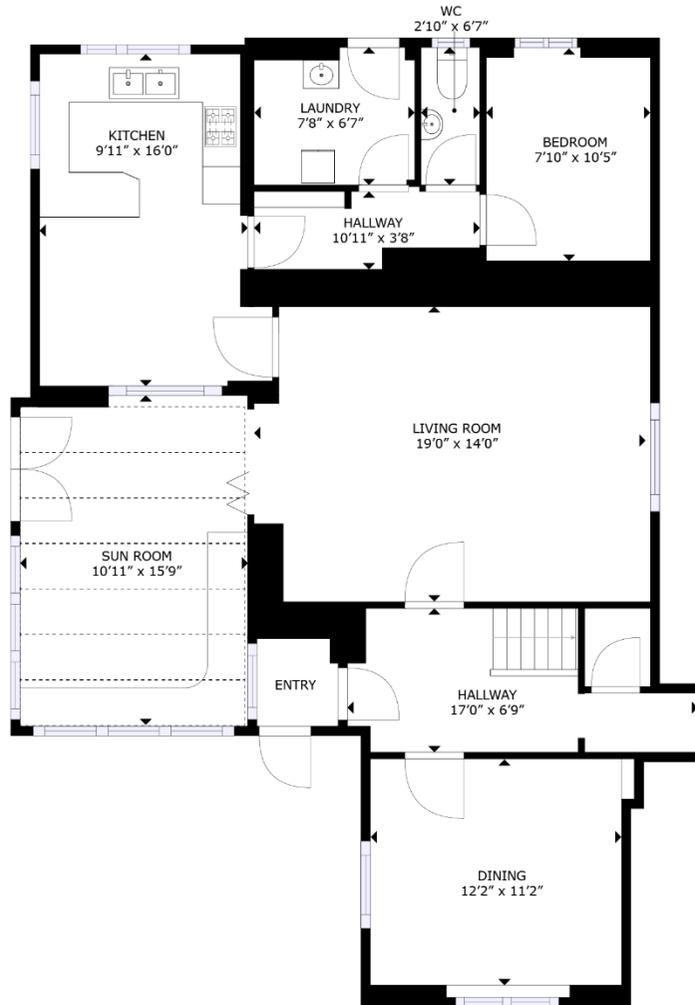
No onward chain: Move in without delay and make this enchanting property your own.







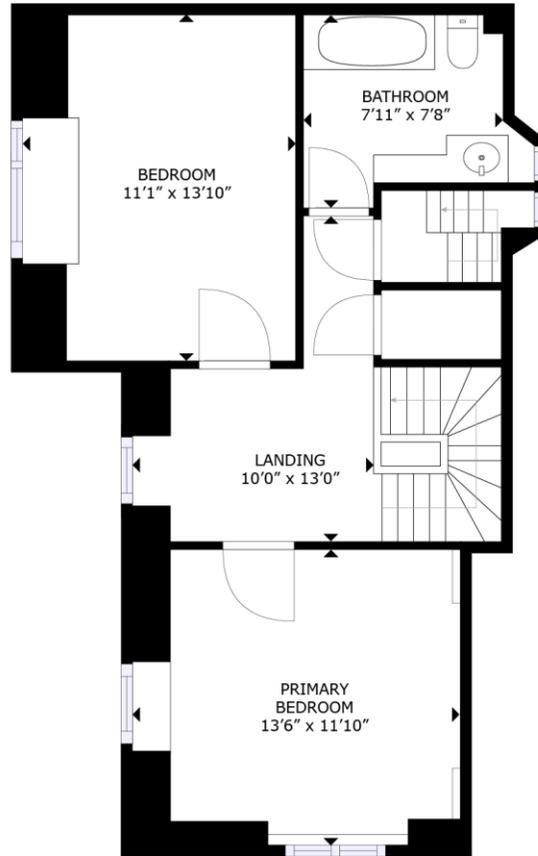




GROSS INTERNAL AREA
 1ST FLOOR: 1,125 sq. ft; 2ND FLOOR: 495 sq. ft
 3RD FLOOR: 206 sq. ft
 TOTAL: 1,826 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

1ST FLOOR

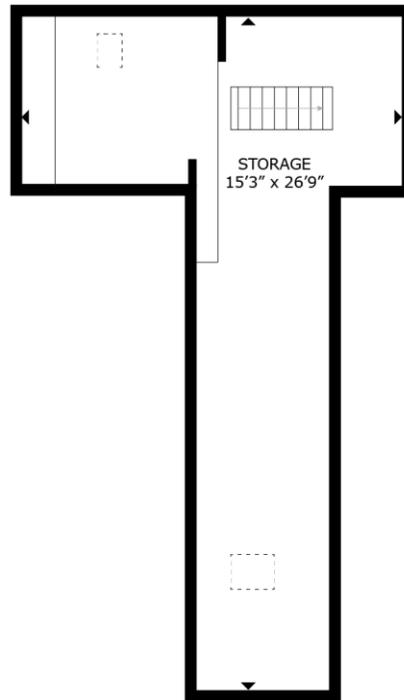




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2ND FLOOR





GROSS INTERNAL AREA
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3RD FLOOR: 206 sq. ft.
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