

# Ty Ffynnon

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Llanon  
Aberaeron, Ceredigion SY23 5HX  
Mid Wales

Phone: 0844 847 1143

Within a half mile walk of Llanon beach this bright spacious and newly built property boasts well appointed family accommodation and an excellent village location a short stroll from local pubs and shops. Just 5 miles away visitors can enjoy freshly caught fish in Aberaeron a delightful harbour town of pretty colour washed Georgian houses with good shops and restaurants as well as boat rides and dolphin watching trips. This is a superb area for bird watching particularly for Red kites and there is lovely walking on National Trust land. Riding clay pigeon shooting and karting are available nearby.

Spacious sitting room with dining area and wood burning stove. Well equipped kitchen with breakfast area. Utility room/W.C. First floor: Double bedroom. Twin bedded room. Bathroom/W.C. with separate shower cubicle. Second floor: Double bedroom with ensuite bathroom/W.C.

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