

# Town & Country

Estate & Letting Agents




## Seven Springs Abi Beaumont, Llanon, Ceredigion, Wales, SY23 5LZ

Set in 5 acres of rolling countryside Seven Springs has views over Cardigan bay, the Cambrian Mountains and as far North West as the Llyn Peninsula. The proximity of Aberaeron only 5 miles away makes us the perfect spot from which to enjoy all the great events that happen there- the famous Carnival with jazz bands, Cob Show, Fish Festival, Sailing Regattas plus sampling the famous Honey Ice cream on the harbour. You'll be astonished by the rich, rolling green landscapes and the truly unspoilt Ceredigion coastline.

- Luxury Lodges
- Stunning Location
- 12 Month Season
- Exclusive Development
- Beautiful Interiors

£143,995

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    | <b>1</b>                   | <b>1</b>  |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |