



**Apt 2 Trawscoed Mansion Trawscoed, Crosswood  
Aberystwyth Ceredigion SY23 4HS**

**Guide price £360,000**



An opportunity not to be missed. A stunning 3 storey, 3 bedrooomed apartment with outstanding views over the mansion's parkland and with courtyard and vehicular hardstanding to the rear.

The listed mansion is a substantial country house considered by many to be the principal country house in Ceredigion. Trawscoed was owned by the Vaughen family (Earl of lisbourne) for centuries before conversion commenced in 1996 into impressive individual units retaining important architecture features of what is a fine example.

Apartment 2 has a superb views to the fore over parkland and provides for commodious family accommodation which is very well presented throughout. Externally to the rear there is a pleasant courtyard with vehicular hardstanding.

Trawscoed is situated some 7 miles inland from Aberystwyth in the scenic Ystwyth valley with stunning scenery and walks nearby. Aberystwyth one of the largest towns in mid Wales is a popular coastal resort and university town with a good range of both local and national retailers.

The apartment retains many original features and although filled with character and traditional style featuring high ceilings, spacious rooms and Victorian coving, the home has a modern twist with the kitchen, bathrooms and en suites.

### TENURE

Freehold.

### SERVICES

Mains electricity & water. Drainage to be confirmed.

### COUNCIL TAX

(To be confirmed)

### VIEWING

Strictly by appointment with the selling agents, Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, SY23 1NP 01970 626160 or sales@aledellis.

Apt 2 provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens camera.

### ENTRANCE DOOR

### PORCH



With tiled flooring, half tiled walls and door to

### RECEPTION HALLWAY



With half tiled and panelled walls, doors and opening to

### CLOAK ROOM



Comprising wash hand basin, Japanese wc, radiator with half tiled walls.

**KITCHEN DINING ROOM**  
19'2 x 16'3 (5.84m x 4.95m)



Comprising a shaker style unit fitted kitchen with integrated fridges, freezer, oven and grill with induction hob covers. Worcester combi boiler, appliance spaces, radiator and tiled splashbacks. Fitted base & eye level storage cupboards matching the kitchen. Original sash windows with smart electrical remote opening mechanism.



**INNER HALLWAY**



With under stairs storage cupboard and stairs to first floor accommodation. Door to

**LIVING ROOM**  
20'0 x 20'9 (6.10m x 6.32m)



With original cast iron fireplace with surround on a stone hearth, radiators and tall original windows with outstanding views over the mansion's front grounds.

**FIRST FLOOR ACCOMMODATION**

**LANDING**



With two original skylights, and doors to

**BEDROOM 1**  
11'8 x 20'2 (3.56m x 6.15m)

A spacious front bedroom with radiator, original windows (again, with superb views) with and Listed tiled feature of the Virgin Mary. Radiator and door to



### BEDROOM 1 EN-SUITE



Comprising P shaped panelled bath with shower over, Japanese WC, Victorian style wash hand basin with LED lit vanity mirror above. Marble effect tiled walls and tiled flooring.

### BEDROOM 1 DRESSING ROOM

14'1 x 7'5 (4.29m x 2.26m)



With window to fore, radiator and fitted wardrobe. Appliance spaces for washing machine and dryer.

### BEDROOM 2

18'0 x 12'3 (5.49m x 3.73m )



Another spacious bedroom with original windows facing the rear, radiator and doors to

### BEDROOM 2 EN-SUITE

6'10 x 12'2 (2.08m x 3.71m)



Comprising a modern walk in double shower cubicle with glass screen, Japanese WC, Victorian style wash hand

basin with LED lit vanity mirror above and vertical wall radiator. Tiled splash backs in shower and wash hand basin. Window to rear.

### INNER BEDROOM HALLWAY



With built in storage cupboard.

### BEDROOM 2 DRESSING ROOM



With radiator and fitted open wardrobes & drawers.

## SECOND FLOOR ACCOMMODATION

### LANDING

With window/door opening into loft space.  
Doors to

### BATHROOM

14'5 x 5'9 (4.39m x 1.75m)



Comprising a free standing Victorian style bath with shower over, WC, Victorian style wash hand basin with LED lit vanity mirror unit above. Window to fore and marble effect tiles on surrounding walls.

### BEDROOM 3

14'5 x 11'9 (4.39m x 3.58m )



A double bedroom with radiator, built in storage cupboard and window to fore.

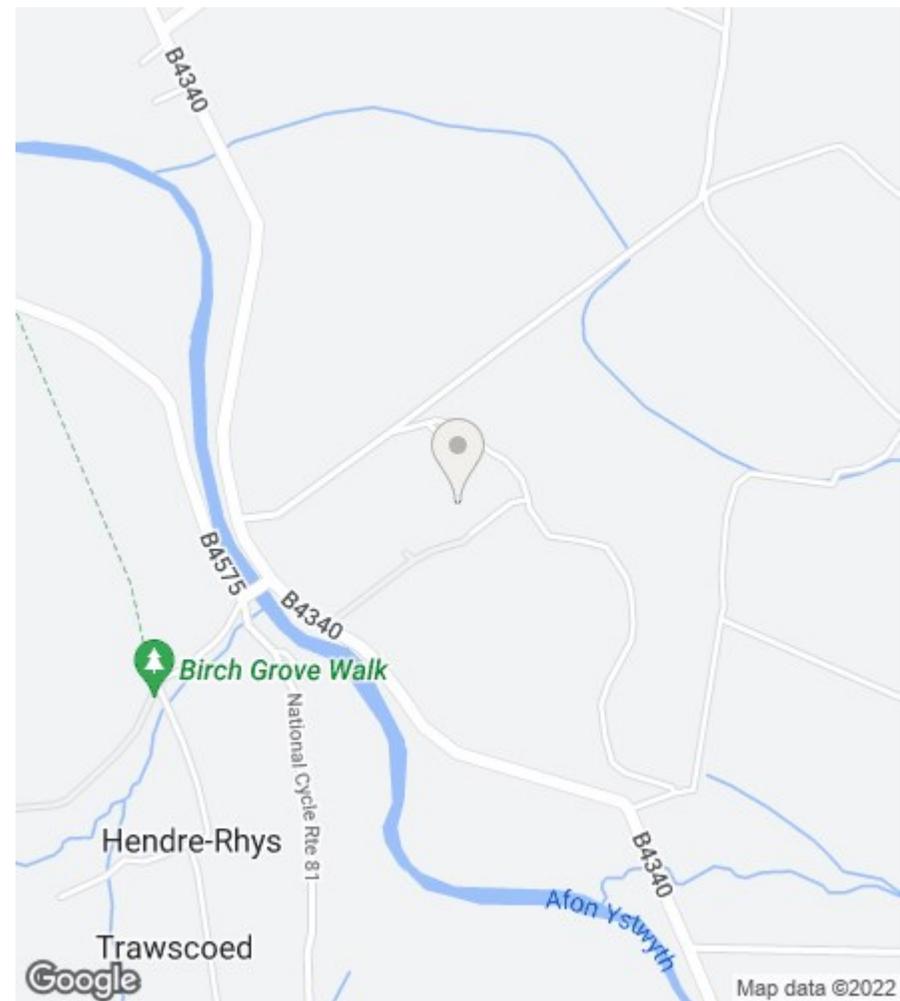
## EXTERNALLY

### THE COURTYARD



The property is approached via a gated access into the gravelled parking area with a charming stone patio seating areas. With steps leading up to entrance door and side storage room.  
Steps leading down to the wine cellar.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP  
 Tel/Ffon: 01970 626160  
 Email/E-Bost: sales@aledellis.com