



Blaen Waun , Llanafan
Aberystwyth Ceredigion SY23 4BD
Guide price £345,000



Well situated on the edge of the village a well looked after detached traditional 2 /3 bedroomed cottage.

Blaen Waun enjoys the slightly elevated location with fine views to the fore over the Ystwyth Valley. The property is approached over a hardcore track from the council maintained road as highlighted on the attached Land Registry Plan.

The property has been extended over the years and benefits from oil fired central heating and double glazing. The accommodation is highlighted on the attached floor plan. We describe the property as 2 /3 bedrooms because the existing bedroom on the first floor was previously 2 bedrooms. (See floorplan)

The university and market town of Aberystwyth is but 10 miles travelling distance on the coast. The town has a good range of both local and national retailers in addition to social, leisure and educational facilities. There are many footpaths in the area and one path runs parallel with the rear of the property.

TENURE

Freehold

SERVICES

Private water source, private drainage, mains electricity. Full fibre and digital land line

COUNCIL TAX

Band E

VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

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

GROUND FLOOR

PART GLAZED FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

10'9" x 6'2" (3.3 x 1.9)



with single panelled radiator, wall mounted fuse box and electric meter. Access to loft area and doors to

DOUBLE BEDROOM 1

12'1" x 11'5" (3.7 x 3.5)



with double panelled radiator, fitted mirrored wardrobe and windows to fore and side.



LOUNGE

18'0" x 15'1" (5.5 x 4.6)



comprising a wood burner with insulated flu within original chimney breast and open slate bed hearth. 2 double panelled radiators, original quarry floor tiles, beams and 3 windows to fore. Stairs to first floor accommodation.



INNER HALLWAY

13'9" x 3'3" (4.2 x 1.0)

with single panelled radiator, large window and doors to

BATHROOM

9'2" x 5'6" (2.8 x 1.7)



comprising modern suite of walk in dual waterfall and hand held shower, low level flush WC, cupboard mounted wash hand basin and heated towel rail. Under floor heating, tiled floor, extractor fan, back lit wall mirror and obscured window.

INTERNAL HALLWAY



with sliding door to

DINING ROOM

9'10" x 10'2" (3.0 x 3.1)



with Spanish tiled floor, double panelled radiator and window to fore. Access to

PANTRY/ UTILITY ROOM

12'9" x 5'6" (3.9 x 1.7)



comprising Worcester Bosch oil condenser boiler, plumbing for automatic washing machine, extractor fan, extensive storage and shelving. Access to loft area

KITCHEN/ BREAKFAST ROOM

18'8" x 9'10" (5.7 x 3.0)



comprising open plan kitchen and breakfast room with base units and work tops over incorporating Bosch electric oven and gas hob. Double sink unit and drainer. Built in under counter fridge, tiled splashbacks, electric fan and cooker point. Bamboo flooring, double panelled radiator, picture window and patio doors to raised decked area.



PART GLAZED DOOR TO

SIDE ENTRANCE PORCH

9'10" x 4'11" (3.0 x 1.5)

A white wood stained panelled porch with cloak hooks and shelving. Double panelled radiator and part glazed exterior door.

FIRST FLOOR ACCOMMODATION

LANDING

15'1" x 4'7" min 6'2" max (4.6 x 1.4 min 1.9 max)

alternatively a study, single bedroom 3, nursery or dressing room. This area has been used for all these purposes. Single panelled radiator and double 2 way window.

BEDROOM 2

15'1" x 10'5" (4.6 x 3.2)



with a double and single panelled radiator, beams and glazed 2 way window.



EXTERNALLY

Extensive garden with gravelled easy maintenance area to the fore and separate wildlife areas. Raised pond and vegetable frames.

Hard standing parking and turning areas.

Oil Tank

LARGE WOODEN BARN & WOOD STORE

11 x 13 (3.35m x 3.96m)





DIRECTIONS

(OS Grid Ref: SN 69379 73474)

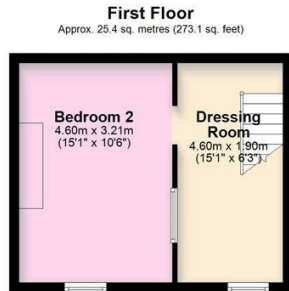
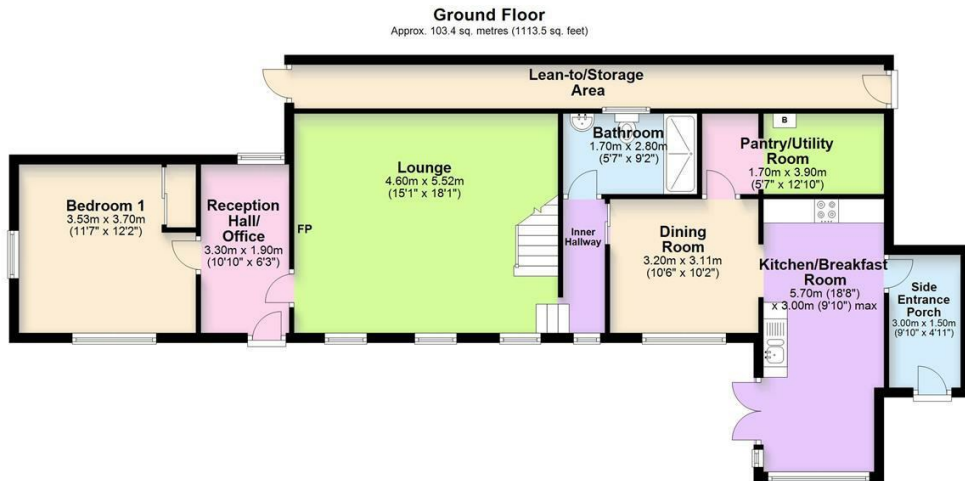
From Aberystwyth proceed south on the main A487 coastal trunk road to Penparcau before turning left onto the A4120 Devils Bridge road. Turn immediately right onto the B4340 Pontrhydfendigaid road. Proceed through New Cross and Abermagwr for a further mile before turning left (signposted) to Llanafan. At the top end of the village turn left and Blaen Y Waun is on the left hand side approximately $\frac{1}{4}$ of a mile.

What3words – garages.collapsed.massaging

Substantial lean to/ storage area to the rear. Access from both ends of the house. Houses the water storage tank (from private water supply), filter and mains pressure unit. Shelving units.



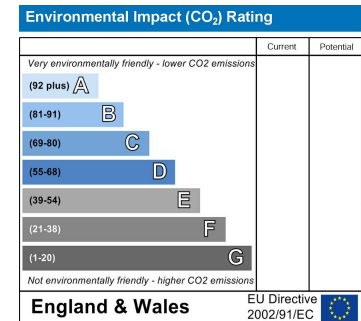
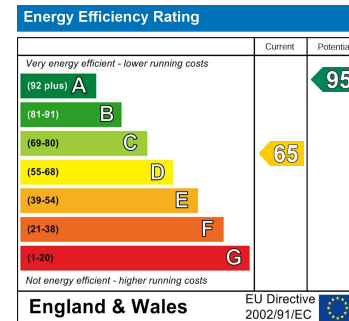
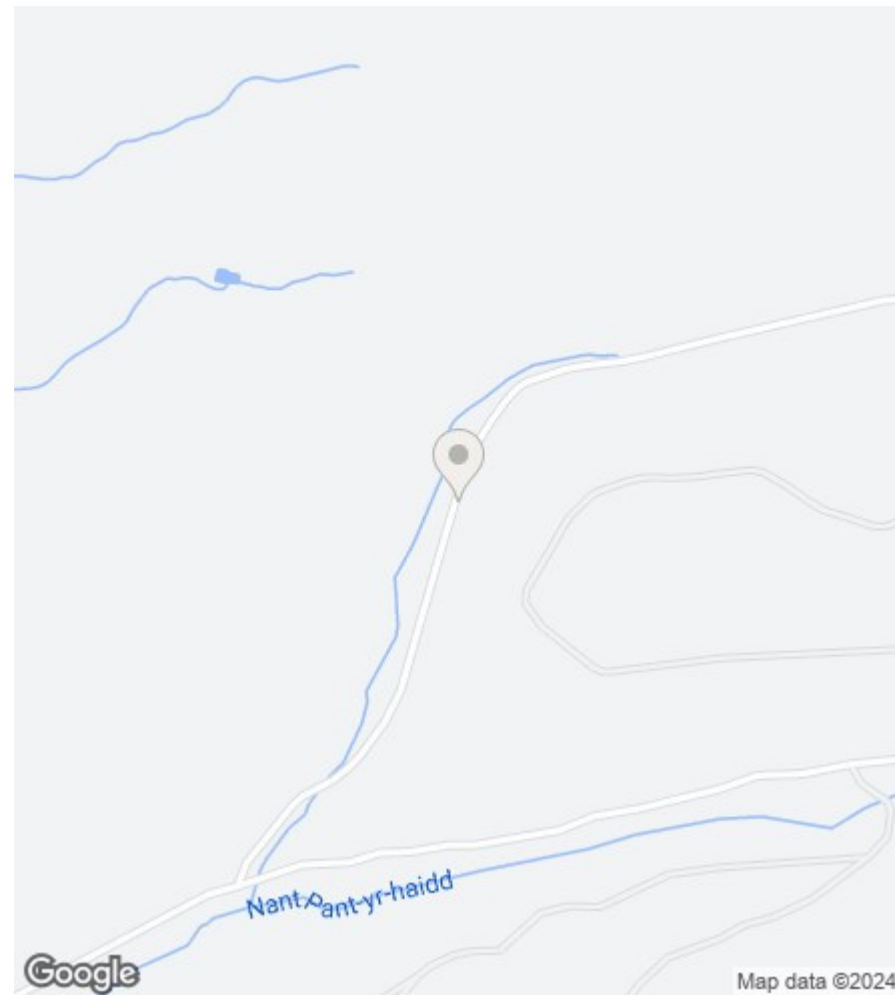




Total area: approx. 128.8 sq. metres (1386.5 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Blaen Waun, Llanafan, ABERYSTWYTH



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com