



**Milestone House , Pisgah**  
**Aberystwyth SY23 4NE**  
**Guide price £490,000**



An outstanding 4 bedroomed detached family home with breath taking panoramic valley views, driveway for multiple vehicles, garages and gardens.

A superb opportunity to acquire a beautifully presented, well maintained home in the heart of Pysgah overlooking the Rheidol Valley. This property has so much to offer and early inspections are highly recommended!

Milestone House abuts the A4120 Devils Bridge road and is some 8 miles from the coastal town of Aberystwyth. The public house The Halfway Inn is walking distance away and there are wonderful walks a short travelling distance up the road at the Hafod Estate. Main amenities such as Supermarkets, Bronglais Hospital etc can be found in the afore mentioned town to include a range of local and national retailers.

### TENURE

Freehold.

### SERVICES

Fibre optic broadband. Mains water & electric. Oil fired central heating with a combi boiler. Private drainage (septic tank).

### COUNCIL TAX

Band F.

### VIEWING

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

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

### MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

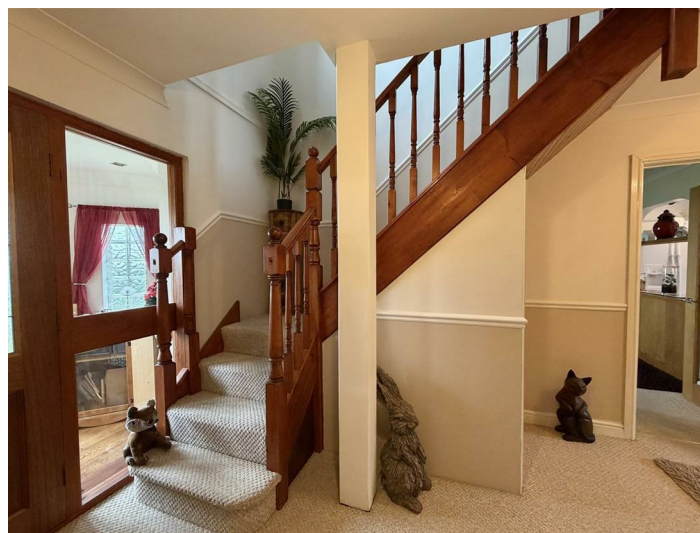
### Front Entrance Door into

### Front Porch



With obscured glass windows to fore and half glazed front door. Internal door into

### Reception Hallway



With stairs to first floor accommodation, under stairs storage, doors through to

### Living Room

18'8" x 13'5" (5.7 x 4.1 )



A large yet cosy lounge area with solid wood flooring, radiator and window to fore with outstanding views.



### Downstairs WC



With wc, wash hand basin, radiator and half tiled walls.

### Kitchen

14'5" x 17'0" (4.4 x 5.2 )



A spacious & bright kitchen comprising of U shaped wrap around gloss units in a shaker style, a range of base and the

level units with range cooker, extractor fan hob, windows to rear, sink with mixer tap and splash back tiles. Appliance spaces, radiator, tiled flooring and opening through to dining room. Door to



### Utility Room

8'6" x 9'2" (2.6 x 2.8 )



With base and eye level gloss units, appliance spaces, sink with mixer tap, window to rear, tiled flooring and composite external rear door.  
Internal door through to

### Boot Room

9'2" x 9'2" (2.8 x 2.8)



With radiator and window to rear.

### Dining Room

11'5" x 11'5" (3.5 x 3.5)



With window to fore boasting stunning views and radiator. Door through to

### Office

12'9" x 11'5" (3.9 x 3.5)



An ideal "work from home" area or home gym, with built in units and cupboards. Doors to external front patio.

### First Floor Accommodation

#### Landing



With airing cupboard, window to fore and doors to

### Bedroom 1

11'5" x 19'4" (3.5 x 5.9)



A generous sized main bedroom with built in bedroom furniture/wardrobes, window to fore overlooking the valley, radiator, door to wardrobe cupboard and door to

### En Suite



Comprising a walk in shower cubicle with waterfall shower, wc and wash hand basin set in vanity units/bathroom furniture. Heated towel rail and obscured window to rear.

### Bedroom 3 10'2" x 17'8" (3.1 x 5.4 )



With two windows to rear, radiator, and built in wardrobe.

### Bathroom



Comprising WC, wash hand basin in cupboard unit, bath with shower over and glass screen. Obscured window to side, tiled flooring and tiled flashbacks.

### Bedroom 2 13'1" x 9'2" (4.0 x 2.8 )



With window to rear and radiator.



### Bedroom 4 14'5" x 8'10" (4.4 x 2.7 )



With window to fore with beautiful views again and radiator.

## Internal Garage

With up and over door.

## Externally



The property is approached on a tarmac driveway with space for ample vehicles.



There are also gentle steps from the bottom of the driveway to the front door, surrounded by a stunning matured garden and front lawns.

A front "view point" glazed balcony seating area, the perfect al fresco dining spot with far reaching views!

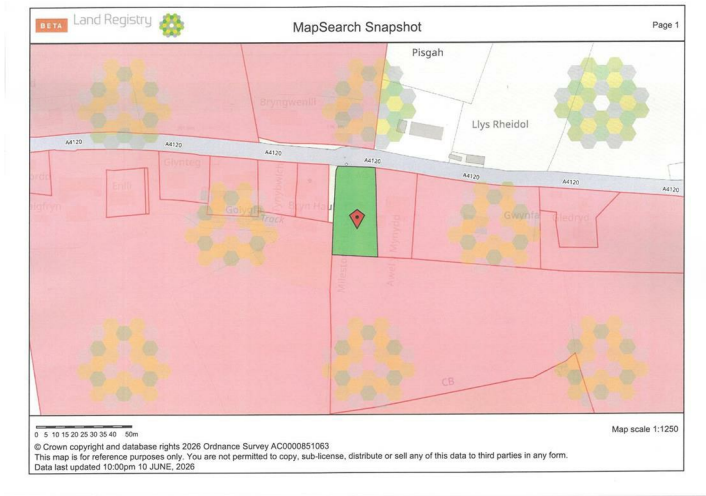
To the rear, there is a detached garage/shed with area to house the oil fired central heating tank.

Top spacious lawned garden with an additional shed and seating area.





### Boundary Plan



### Directions

Take the A487 trunk road to Penparcau before turning left on the A4120 Devils Bridge road. Once you've reached Pisgah, Milestone House can be found on your right hand side.





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>		
Not energy efficient - higher running costs		
<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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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