



**Pinewood , Rhydyfelin**  
**Aberystwyth Ceredigion SY23 4PX**  
**Guide price £325,000**



### Enjoying an elevated south facing

location on the edge of the town a detached 4 bedroom house with off-road parking and garage.

Situated 2 miles from the town centre in a popular residential area, Pinewood has superb views overlooking Rhydyfelin and beyond. These can be taken full advantage from the lounge, landing, master bedroom and the rear garden (please see photographs). The lane is a no through road leading to approximately 6 other properties.

Local amenities are available nearby at Penparcau which include a primary school, post office and general stores. Aberystwyth is a popular university town with a good range of both local and national retailers.

Pinewood was built in 1966 by its architect owner and a potential purchaser will appreciate the uniqueness of the property. Although in need of some modernisation, it provides for commodious 4 bedroomed accommodation. It may also be possible to develop the roof space subject to the necessary consents being obtained. Externally the grounds are well looked after with ample off-road parking and an integral garage.

### TENURE:

Freehold

### SERVICES:

Mains electricity, water, gas and drainage. Ducted airflow gas central heating system.

### 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

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

### GROUND FLOOR

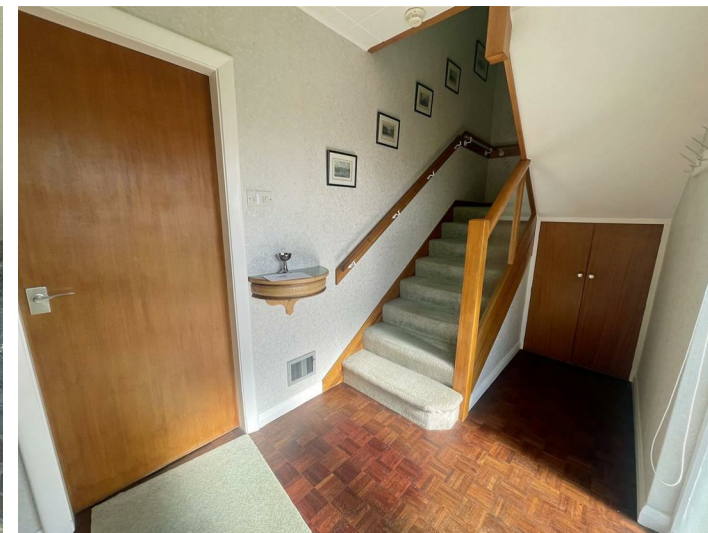


### FRONT ENTRANCE DOOR



with a glazed side panel to

### RECEPTION HALLWAY



with under stairs storage cupboard parquet floor, stairs to first floor accommodation and door to

### LIVING ROOM

15'7 x 23' max dimension (4.75m x 7.01m max dimension )



with windows to fore with pleasant outlook towards

Rhydyfelin and beyond, parquet floor, tiled fireplace with gas fire and shelving to each side. Window to side



**DINING ROOM**  
8'6 x 14'9 (2.59m x 4.50m )



with serving hatch from kitchen and window to side.

**KITCHEN**  
10' x 7'6 & 9'1 x 4'3 (3.05m x 2.29m & 2.77m x 1.30m )



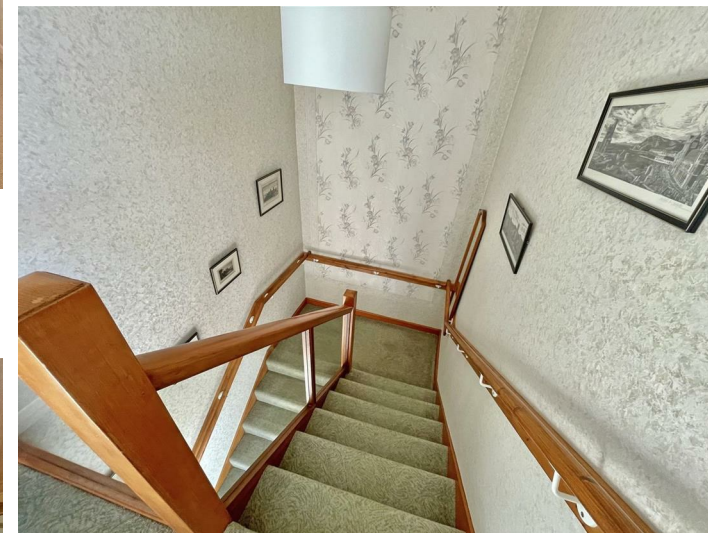
comprising single drainer stainless steel sink unit, base and

eye level units, tiled splash-backs, plumbing for automatic washing machine, appliance spaces and window to side. Cupboard housing the Johnson & Starley modairflow central heating unit.

**REAR PORCH**  
with electrical meters, wash hand basin, door to rear and door to

**DOWNSTAIRS WC**  
**FIRST FLOOR ACCOMMODATION**

**LANDING**



with airing cupboard housing the hot water tank and electric immersion heater. Ladder access to larger roof space which could be further developed subject to the necessary consent. Doors to

### BEDROOM 1

15'7 x 11'4 (4.75m x 3.45m)



with window to fore with fine views over Rhydyfelin and beyond. Fitted wardrobe

### BEDROOM 2

10'6 x 6'6 (3.20m x 1.98m)



with window to side.

### BEDROOM 3

10'6 x 9'6 (3.20m x 2.90m)



with window to side, fitted wardrobe and dressing table area.

### BATHROOM

5'9 x 8'4 (1.75m x 2.54m)



a modern suite comprising easy access bath with Triton

shower. Wash hand basin and WC set in bathroom furniture. Heated towel rail, obscured window to rear, mirror and part tiled walls.

### BEDROOM 4

10'9 x 9'4 (3.28m x 2.84m)



with window to side, fitted wardrobe and dressing table area.

### EXTERNALLY

Useful tarmacaded vehicle hardstanding to the fore with ample parking in front of the garage for approximately 3 cars. Access to

### INTEGRAL GARAGE

with up and over door, power connected and water tap.

### GARDEN

Steps and side pedestrian path leading to the rear. Front garden area with shrubbery. Well cared for rear garden with an abundance of shrubs and views over looking the village and beyond.

### DIRECTIONS

(OS grid reference SN5932479304)

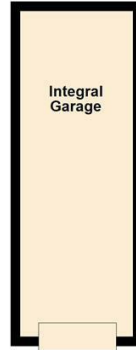
From Aberystwyth take the A487 coastal trunk road south through Penparcau towards Rhydyfelin (about 2 miles from

the office).

After Leaving Penparcau and approaching Rhydyfelin on the hill turn left and Pinewood is the 2nd property on your left hand side and will be denoted by a for sale board. There will be a directional arrow sign on the trunk road to assist you.



**Lower Ground Floor**  
Approx. 17.2 sq. metres (185.4 sq. feet)



**Ground Floor**  
Approx. 66.3 sq. metres (713.3 sq. feet)



**First Floor**  
Approx. 66.3 sq. metres (713.9 sq. feet)



Total area: approx. 149.8 sq. metres (1612.5 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Pinewood, Rhydyfelin, ABERYSTWYTH**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		52	77
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com