



**Penybont , Llangwryfon**  
**Aberystwyth Ceredigion SY23 4EZ**  
**Guide price £245,000**





## For Sale by Private Treaty

Located in the heart of the village a double glazed and centrally heated 3 bedroomed house with a pleasant garden.

PENYBONT  
LLANGWYRYFON  
ABERYSTWYTH  
CEREDIGION  
SY23 4EZ

Penybont is situated abutting the River Wyre near the centre of the village. Llangwryfon has limited local amenities to include a primary school and places of worship. The University and Market town of Aberystwyth is but 9 miles travelling distance on the coast. The town having a good range of both local and National retailers on the edge of town and at the town centre.

Penybont benefits from oil fired central heating and the windows are double glazed. The 3 bedroomed accommodation is well presented throughout and retains original features. The garden is also well worthy of inspection being well stocked with flower borders, vegetable areas and shrubs.

## TENURE

Freehold

## SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

## VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd,

Aberystwyth. 01970 626160 or  
sales@aledellis.com

## COUNCIL TAX

Band B

## 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.

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

## GROUND FLOOR

½ glazed front entrance door to

## RECEPTION HALLWAY



Stairs to first floor accommodation and door to

## LIVING ROOM

14'8 x 13'4 (4.47m x 4.06m)



Windows to fore and side, exposed wooden floor, recess cupboard and radiator. Attractive fireplace with multi fuel heating range on a slate hearth. Door to

## CELLAR

14'8 x 10'9 (4.47m x 3.28m )

Currently utilised as a workshop. Restricted headroom.

## DINING ROOM

14'5 x 8'7 (4.39m x 2.62m)



Fireplace with multi fuel heating range on slate hearth. Exposed wooden floor, radiator and window to side.

## KITCHEN/ BREAKFAST ROOM

9' x 15'2 (2.74m x 4.62m)



Breakfast bar. Stainless steel sink with mixer tap. Double oven range with six gas hobs. Base units with appliance spaces. Tiled splashbacks, quarry tiled floor, shelving, radiator. Plumbing for automatic washing machine door and window to rear.



## FIRST FLOOR ACCOMODATION

Landing with access to roof space and door to

## BEDROOM 1

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



Feature fireplace, exposed wooden floor, radiator and window to fore.



### BEDROOM 2

13'4 x 6'2 (4.06m x 1.88m)



Recess cupboard, exposed wooden floor, radiator and window to side.

### BEDROOM 3

8'8 x 9'1 max (2.64m x 2.77m max)



L shaped. Exposed wooden floor, radiator and window to side.

### BATHROOM

8'7 x 5'8 (2.62m x 1.73m)



Bath with screen and shower over, WC, wash basin with mixer tap. Heated towel rail. Fully tiled. Window to rear.

### EXTERNALLY

Side pedestrian path to front entrance door with vegetable garden, potting and garden sheds to side. Raised covered decking to the rear together with lawned garden and an abundance of shrubs, flower borders and further raised vegetable bed. Greenhouse, free standing oil fired central heating boiler, oil tank. Raised fish pond with small waterfall feature.





## DIRECTIONS

(What3Words: outdone.swooning.libraries)

From Aberyswyth take the A487 trunk road South to Llanfarian. Turn left on to the A485 Tregaron and proceed for 2 miles to Abermad. Turn right and proceed on the B4576 to Llangwryfon. Penybont is directly in front of you just before the bridge as you enter the village.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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 |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

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