Glanwern , Penuwch
Tregaron Ceredigion SY25 6RA
Guide price £185,000

ALED ELLIS

A well positioned detached traditional 2/3 bedroomed house in need of modernisation together with Stone outbuilding which may be suitable for conversion subject to the necessary consents together with approximately 1½ acre of land.

We have recently received instructions to offer for sale this character property which is in need of refurbishment. Glanwern is situated in a rural location on the outskirts of the village of Penuwch. abutting the B4577 road on the juncture of the road heading to Bontnewydd. The property offers plenty of character which is visible on inspection. The land is located to the rear of the property with small sized fenced enclosure gently sloping in nature. There are also fruit tree's, tree's and shrubs. This is a fine opportunity therefore to develop this traditional smallholding which is offered for sale.

Limited local amenities are available at Penuwch and the nearby village of Cross Inn to include general stores and public houses.. The university and market town of Aberystwyth is some 15 miles travelling distance to the north and the market town of Tregaron is some 6 miles travelling distance in land. Both the aforementioned towns have a good range of facilities to include banks and secondary schools. Glanwern is also convenient to the market town of Lampeter to the south and also to the Georgian harbour town of Aberaeron on the coast.

TENURE:
Freehold

SERVICES:
Mains electricity and water. Private drainage.

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

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

SOLID ENTRANCE FRONT DOOR TO

RECEPTION HALLWAY
with under stairs storage and doors to

INNER HALLWAY
with parquet flooring, window to fore and doors to

DINING ROOM
10'4 x 8'4 (3.15m x 2.54m)
with parquet flooring, radiator and window to rear.

KITCHEN
15'9 x 8'9 (4.80m x 2.67m)

comprising of stainless steel sink with mixer tap, base units with appliance spaces. Cooker point, radiator, feature beams, wooden floor and windows to fore and rear.

Back to reception Hallway door to

LIVING ROOM
15'9 x 13'9 (4.80m x 4.19m)

with brick fireplace with multi fuel stove, feature 'Davies of Ammanford' bread oven, radiator, feature beams, windows to fore and rear. Door to stairs to first floor accommodation and door and steps to

UTILITY ROOM
12'5 x 16'2 (3.78m x 4.93m)

with entrance door to fore, feature beams, windows to fore and rear. Radiator. OIl fired central heating boiler (not tested) & boiler controls.

BEDROOM 1
16'3 x 8'9 max (4.95m x 2.67m max)

with built in storage cupboards, radiator and window to fore and rear.

BEDROOM 2
7'2 x 8'1 max (2.18m x 2.46m max)

with radiator and window to fore. Limited head space.

Back to Split landing steps to the right

THROUGH ROOM
with storage cupboards, airing cupboard with copper hot water cylinder. Doors to

BATHROOM
7'1 x 7'9 (2.16m x 2.36m)
comprising bath, wash hand basin in vanity unit and wc. Obscured window to fore, access to airing cupboard and pull light switch.

FIRST FLOOR ACCOMMODATION

SPLIT LANDING
to the left small steps to

SMALL STUDY SPACE
with velux window and door to

BEDROOM 3
7'8 x 16'1 (2.34m x 4.90m)

with feature beams, velux window and windows to fore and rear.

EXTERNALLY
Gated access to gravelled drive to

ATTACHED GARAGE
15'1 x 18' (4.60m x 5.49m)
with power connected and door to rear.

DETACHED STONE OUTBUILDING
15'3 x 30'2 (4.65m x 9.19m)

with power connected and part loft over. This building is ripe for conversion subject to the necessary consents being obtained.

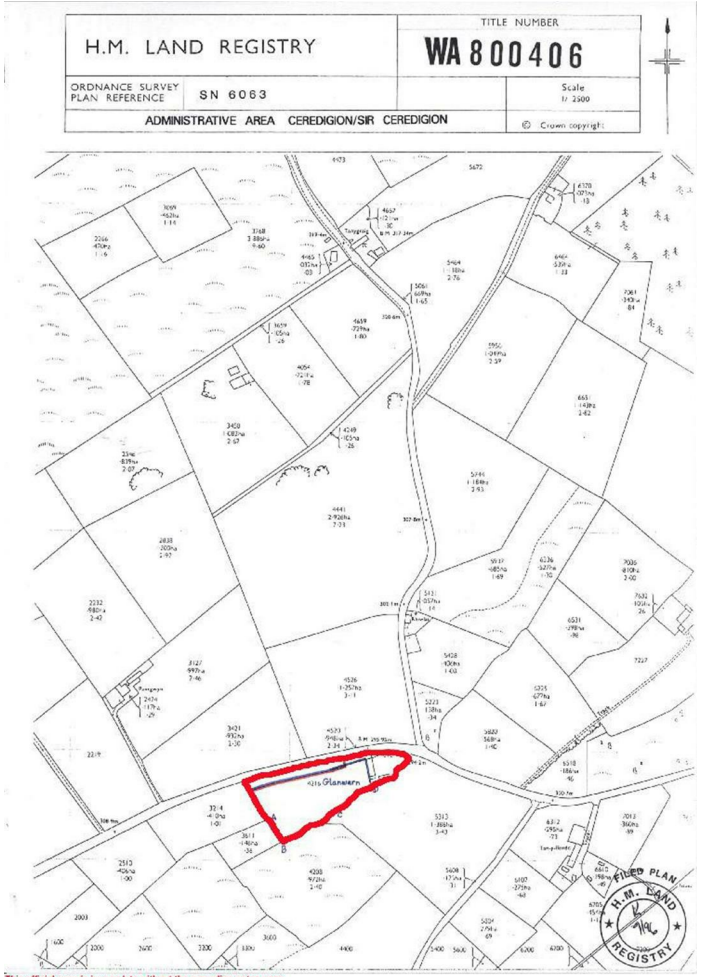
IMMEDIATE GROUNDS
To the fore of the property there are area's of mature tree's, shrubs and small lawned areas.

To the rear of the property there are immediate lawned garden with mature shrubs and tree's. Cold water tap and oil tank.

THE LAND

(See Plan)
In total the property is set within 1½ acre of ground. Approximately 1 acre or thereabouts is useful as a pony paddock/ enclosure (presently partly fenced) Mature trees, shrubs and fruit tree's.

LAND PLAN



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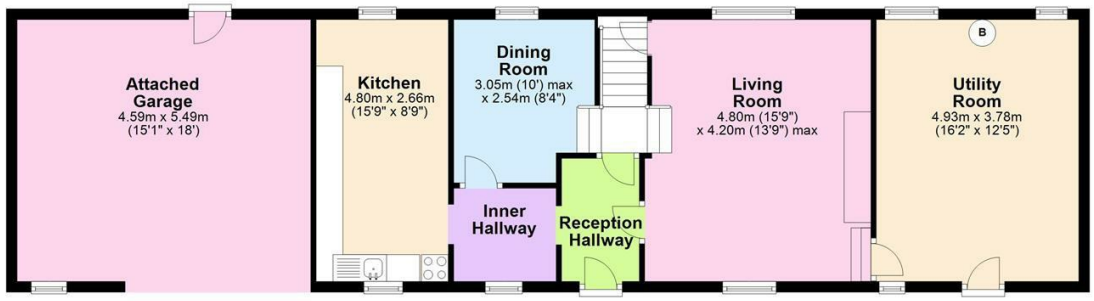
DIRECTIONS

From Aberystwyth proceed south on the A487 coastal trunk road to Llanrhystud. Just after the Black Lion pub and immediately after the bridge in Llanrhystud, turn left onto the B4337 road and proceed to the village of Cross Inn. At the crossroads turn left and proceed through Bethania to Penuwch. Proceed through the village towards Tyncelyn passing the public house (Penuwch Inn) on the right hand side. Glanwern can be seen on the right hand side almost immediately on the juncture turning to Bontnewydd.

GLANIFERN

Ground Floor

Approx. 97.0 sq. metres (1044.3 sq. feet)



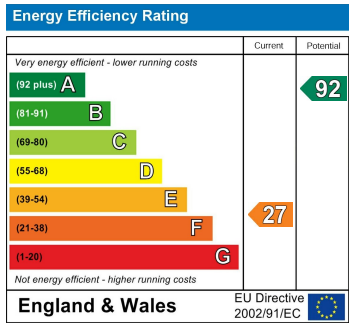
First Floor

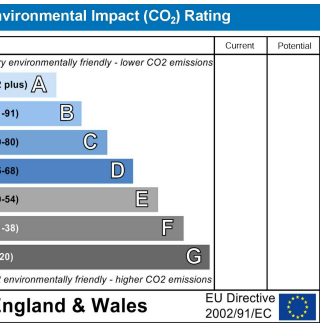
Approx. 48.8 sq. metres (525.7 sq. feet)

Total area: approx. 145.9 sq. metres (1570.0 sq. feet)

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

Glanwern, Penuwch





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