



Land at SN7571 NW , Pontrhydygroes
Ystrad Meurig Ceredigion SY25 6DP

Price guide £100,000



Enjoying an elevated location with far reaching views approximately 16 acres of mainly woodland known as:

LAND at SN7571NW

Pontrhydygroes
Ystrad Meurig
Ceredigion
SY25 6DE

DESCRIPTION

The land is some 340 metres above sea level and over looks the upper reaches of the Ystwyth Valley and Pontrhydygroes.

Pontrhydygroes is within a mile or so travelling distance and Aberystwyth is approximately 12 miles or so on the coast. The nearby villages of Devils Bridge and Ponterwyd provide for local amenities. The former Hafod Estate is also nearby.

TENURE

Freehold

SERVICES

Natural water source

VIEWING

Strictly by appointment with the Sole Selling Agent - Aled Ellis, 16 Terrace Road, Aberystwyth SY23 1NP 01970 626160 or sales@aledellis.com

Our client will be more than happy to meet you on site to discuss the conservation work which he has undertaken.

DIRECTIONS

OS Grid Reference SN7505271926. There are

several alternate routes!

There are 2 entrances.

WHAT 3 WORDS - overused.tutored.dots

From Aberystwyth take the A487 trunk road south to Southgate. Turn left on to the A4120 Devils Bridge road and then immediately right on to the B4340 and proceed to Abermagwr. Turn left on to the Pontrhydygroes road and proceed right over the bridge in to the village. At the T junction turn right and proceed over the bridge for about 1/2 a mile before turning left on the "S" bend and proceed up the hill for a mile or so before turning left and the land will be on your left demarked by a For Sale Board – See Plan

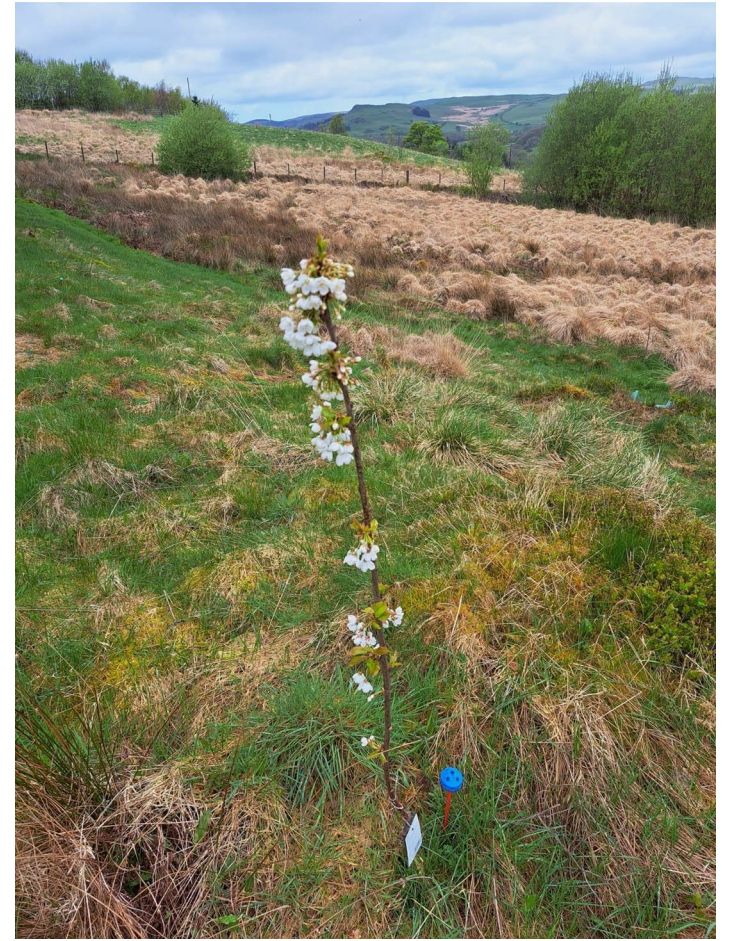
THE LAND

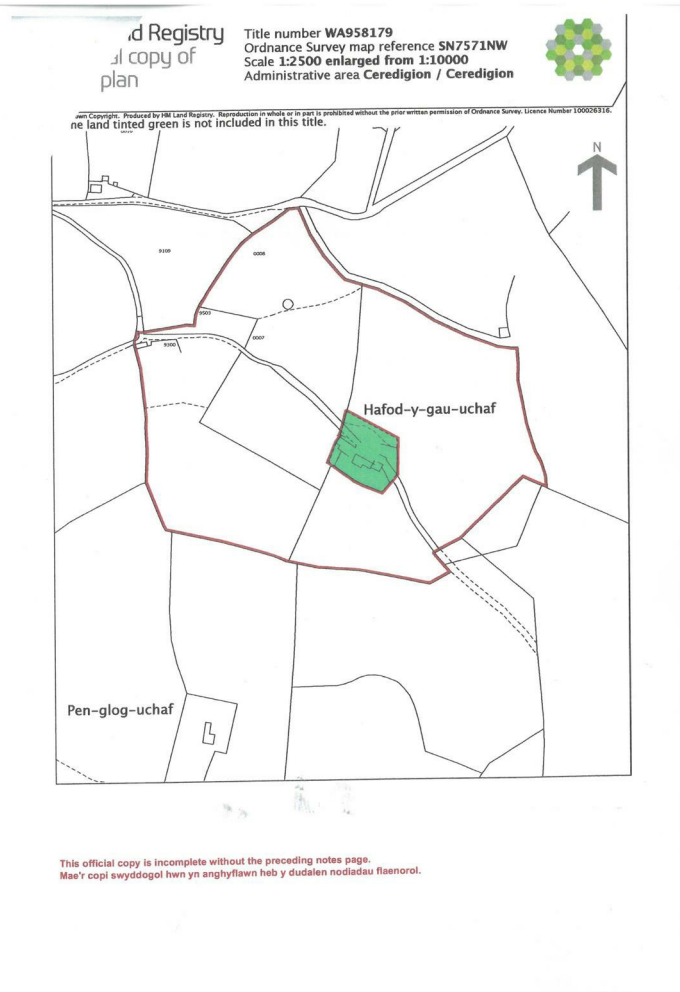
The land amounts to 16 acres (or thereabouts) and is a registered title WA958179. The extent of the boundaries are highlighted on the attached plan. The land on the northern boundary abuts an unclassified council maintained road.

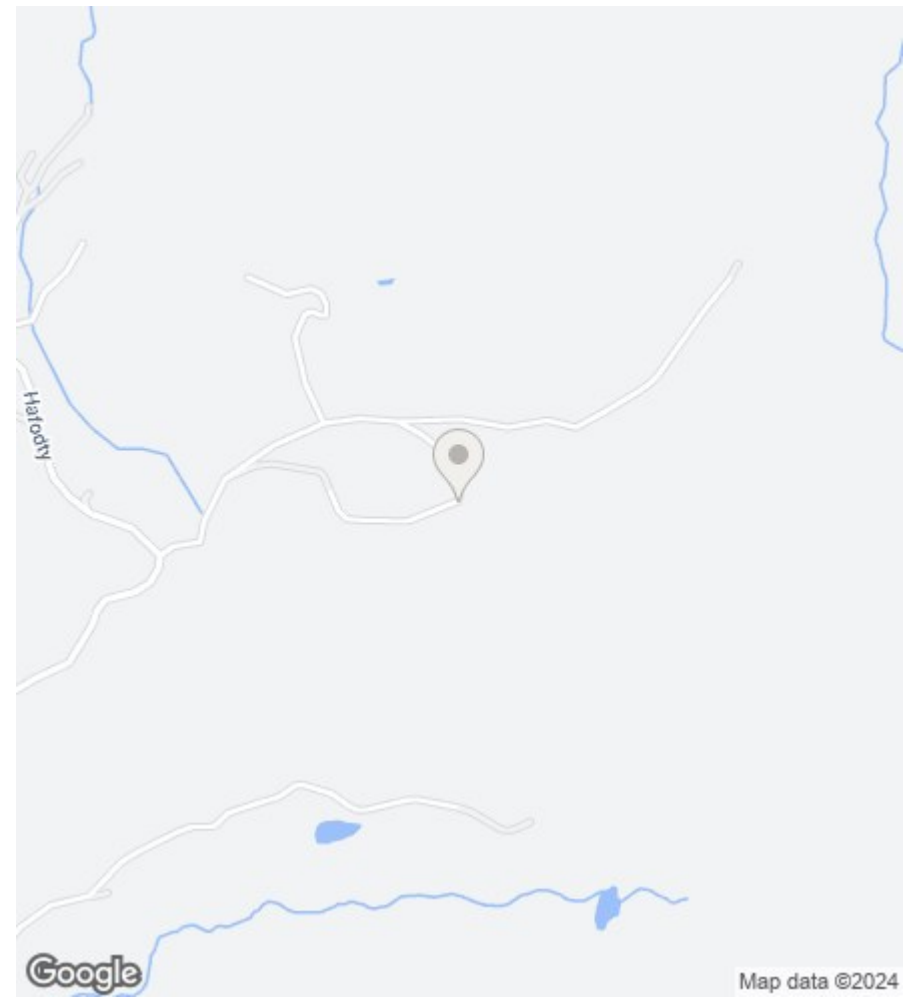
We attach photographs taken by our clients highlighting the pond creation, wildlife box erection, the meadow management, native tree planting, spruce thinning and log stacking, orchard planting and management and coppice work.

PLEASE NOTE: That Hafod Y Gau Uchaf homestead as highlighted in Green on the Land Registry Plan (CYM WA958179) is under different ownership.









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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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