Bryn Awelon , New Cross
Aberystwyth Ceredigion SY23 4LY
Offers in the region of £180,000

ALED ELLIS

A traditional detached 4 bedroomed house in need of modernisation together with a large garden.

One-time home of Welsh author, Caradoc Evans from 1940-45, and, prior to 1867, the school for the village, Bryn Awelon is a traditional, detached 4 bedroomed house with a large garden. It is situated just off the B4340 road at New Cross and enjoys an elevated location with far reaching views over open countryside to Plynlimon in the Cambrian Mountains. Cader Idris and Snowdonia. The house has many original features and presents an ideal opportunity for renovation and refurbishment. The land/garden, which amounts to about an acre and three quarters, is situated to the rear and side of the house as highlighted on the plan. To the side of Bryn Awelon there is a large garage/workshop, a small former wash house, and an outside lavatory. There is a double detached garage on the lower level. There is a fibre optic connection to the property. External hook up is in place for high speed phone and internet service.

The University and market town of Aberystwyth is within 5 miles travelling distance on the coast the town having a good range of social, leisure and educational facilities to cater for the large local and student population.

TENURE:
Freehold

SERVICES:
Mains electricity and water. Private drainage.

NO ONWARD CHAIN

VIEWING:
Strictly by appointment with the sole selling Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com

Brynawelon provides for the following accommodation. All rooms dimensions are approximate. All images have been taken by a wide angle lens digital camera.

GROUND FLOOR

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY
Quarry tiled floor with wooden stairs to first floor accommodation. Door to

SITTING ROOM
15'3 x 10'3 max (4.65m x 3.12m max)

Bay window with fine views over the surrounding countryside. Parkray heating range (not tested). Night storage heater, recess with shelving. Solid wood floor. Door across the hallway to

LIVING/DINING ROOM
20'8 x 10'1 (6.30m x 3.07m)

Victorian fireplace, original over-mantel mirror, with Parkray heating range (not tested) with recess wall shelving to side. Bay window with fine views. Night storage heater. Door to

INNER HALLWAY
Under stairs storage cupboard. Quarry tiled floor.

PANTRY
10'4 x 4'6 (3.15m x 1.37m)
Welsh slate cold slab quarry tiled floor, shelving. Window to side.

KITCHEN
10' x 9' (3.05m x 2.74m)

Multi fuel Rayburn 1½ bowl single drainer stainless steel sink unit. One base unit, worktop, appliance spaces, cupboard, shelving, quarry tiled floor. Door and window to side.

SIDE PORCH
UPVC door and windows, a recent addition to the property.

FIRST FLOOR
Landing with ladder access to roof space, night storage heater. Door to

BEDROOM 1
10'5 x 9' max (3.18m x 2.74m max)

Window to side. Night storage heater, radiator, spacious airing cupboard. Access to roof space.

BEDROOM 2
7'4 x 11'5 (2.24m x 3.48m)

Night storage heater, radiator. Window to rear.

SHOWER ROOM
8'x 5'4 (2.44mx 1.63m)

Cubicle with Triton shower, low level flush wc. Pedestal wash hand basin. Shaver point and light. Heated towel rail and radiator. Extractor fan, cupboards. Obscured window to rear.

BEDROOM 3
8'1 x 14' (2.46m x 4.27m)

Window to fore and fine rural views, window to

side, night storage heater, wash hand basin, wall cupboard, radiator.

BOX ROOM

3'9 x 6'5 (1.14m x 1.96m)

Window to fore. Modified with retractable bed and desk, plus matching wooden shelving, and optional seating.

BEDROOM 4

10'4 x 11'8 (3.15m x 3.56m)

Window to fore and fine views, radiator, feature fireplace, wash hand basin.

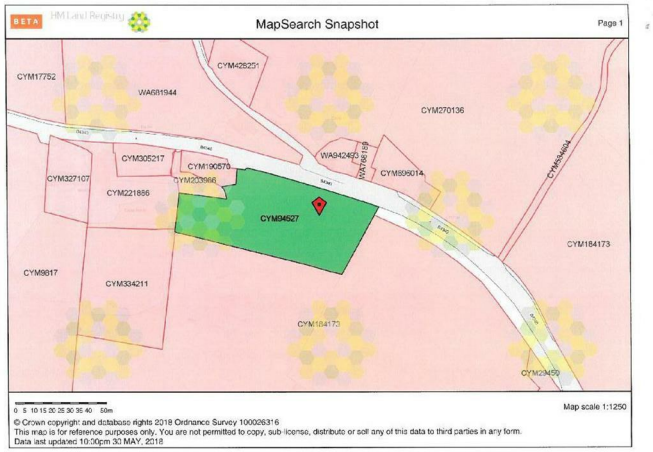
EXTERNALLY

Detached brick built garage. Gated access to side of house and pedestal path to fore. Greenhouse. Former washhouse. Outside wc Storage Shed.

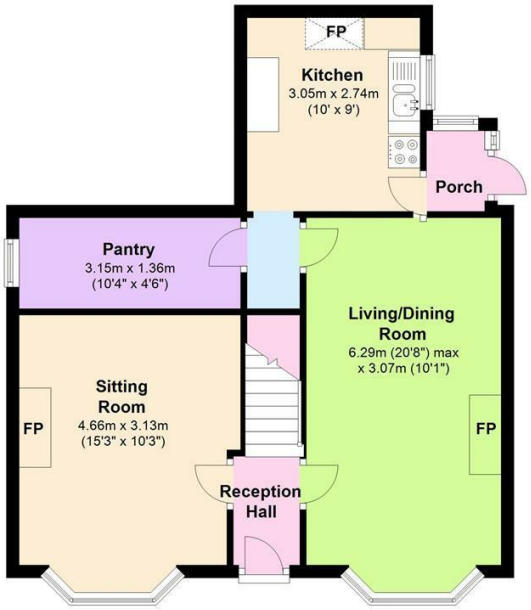
The land/garden is situated to the side and rear of the property as highlighted on the plan. The grounds have a variety of trees and shrubs and a large pond at the top of the garden.

DIRECTIONS

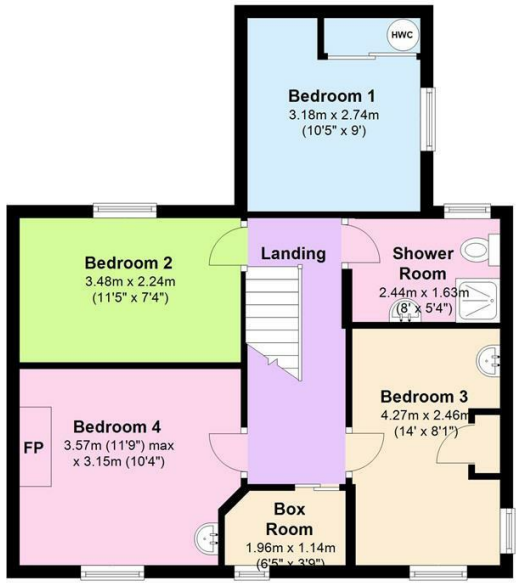
Form Aberystwyth take the A487 trunk road south to Penparcau. Turn left on to the A4120 Devils Bridge and almost immediately right on the the 4340 Pontrhydfendigaid road. Proceed to New Cross and Bryn Awelon is on the right hand side denoted by a For Sale Board. For SatNav users the postcode is SY23 4LY.



Ground Floor

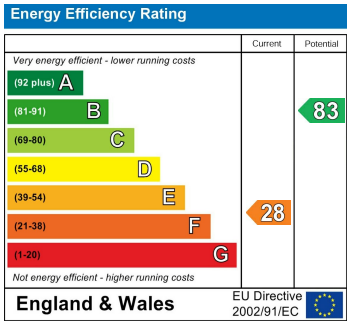


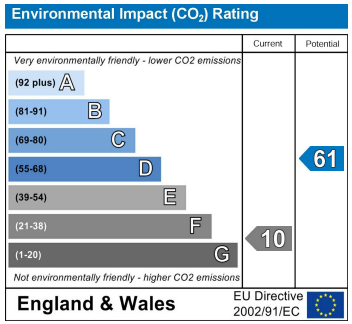
First Floor



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

Brynawelon, New Cross





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