



Mynachdy'r Graig, Blaenplwyf
Aberystwyth Ceredigion SY23 4DP
Guide price £595,000



Enjoying unrivalled sea views,

over Cardigan Bay, a fully modernised 5 bedroomed farmhouse with former wash house situated on the popular coastal path.

The property is approached over approximately a mile of shared farm track. A 4 Wheel drive would be needed in inclement weather. The views from this property are breathtaking.

The farm house has been fully modernised to a high standard.

Mynachdy'r Graig was previously a working farm and most of the outbuildings (except the former wash house) and the surrounding land are now in the ownership of the National Trust.

The farmhouse has been modernised to a high standard which prospective purchasers will appreciate during their inspection. Many original features have been retained such as the original Inglenook fireplace and exposed stone walls. There are 5 bedrooms on the first floor and externally in addition to the vehicular hard standing and the elevated patio, a traditional former wash house and general purpose utility building are included in the sale.

The name 'Mynachty'r Graig' means 'Monks Rock' and we are lead to believe that the historic property was once owned by the 'Cistercian Abbey of Strata Florida' and this grange was part of their estate.

Mynachty'r Graig is situated some 6 miles or so due south of the university and market town of Aberystwyth. As the crow fly's and along the coastal path which is in front of the property, Aberystwyth is itself is not visible from Mynachty'r Graig although there are views over the Llyn Peninsula and down the coast towards Aberaeron, New Quay and beyond.

Local amenities are available at the near by villages of Llanrhystud and Blaenplwyf to include post office/ general stores, public house and primary school. The Georgian harbour town of Aberaeron (visible from Mynachty'r Graig) is some 12 miles or so travelling distance to the south.

TENURE

Freehold

SERVICES

Private water source with Ground Fors pressurised water system with purifying/ filter system and ground force water tanks. Mains electricity. LPG gas fired central heating for the upstairs radiators and hot water. Under floor heating by means of electric boiler. Private drainage by means of Bio Rock system with filter chambers and soak away.

VIEWING

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



Mynachty'r Graig provides for the following accommodation. All room dimensions are approximate. The property has the benefit of under floor heating on the ground floor.

FRONT ENTRANCE DOOR TO

SPACIOUS OPEN PLAN LIVING ROOM

33'1 x 14'1 (10.08m x 4.29m)



A most attractive Inglenook fireplace with bread oven and room heating range, window to fore and side with distant sea views. Spiral staircase to first floor accommodation, exposed stone walls and floor.. ceiling lights, feature exposed beams and door to



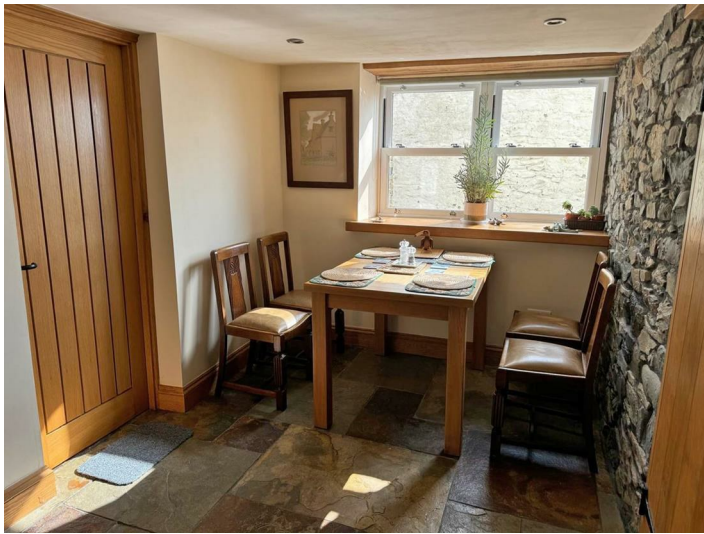


KITCHEN/ DINING ROOM

33' x 7'7 (10.06m x 2.31m)



comprising oak fronted kitchen units incorporating a double electric oven with splash backs and extractor fan over. Work tops and Belfast sink with mixer tap. Part exposed stone walls, exposed stone floor and windows to side with sea views. Recess cupboard housing the under floor heating system. Ceiling lights and door to



DOWNSTAIRS WC

7' x 4'7" (2.13m x 1.40m)

comprising wc, Belfast sink and tiled floor. Ceiling lights.

FIRST FLOOR ACCOMMODATION

REAR WING

LANDING

with doors to

BEDROOM 1

13'3" x 14'6" (4.04m x 4.42m)



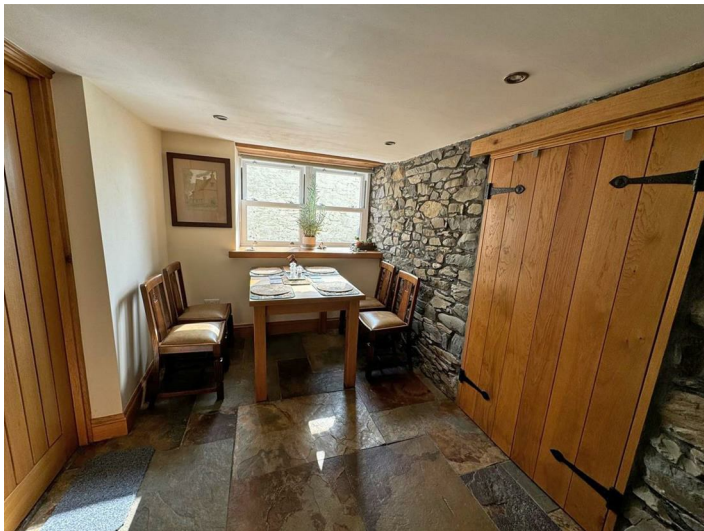
with 2 windows to fore (fine sea views), exposed stone wall feature, exposed A framed beams, exposed wooden floor and radiator.

BATHROOM

4'9" x 7'1" (1.45m x 2.16m)



comprising bath with shower attachment over and screen. Pedestal wash hand basin and wc. Fully tiled, obscured window to side and radiator.



UTILITY ROOM

5'3" x 10' (1.60m x 3.05m)

housing the Glow Worm wall mounted LPG gas central heating boiler, Ground Fors water tanks and pressurised/ purifying filter systems. Exposed stone floor and part exposed stone walls.

SHOWER ROOM

8'2 x 4'6 (2.49m x 1.37m)



comprising pedestal wash hand basin, low level flush wc and shower cubicle. Fully tiled, extractor fan, ceiling lights and obscured window to rear.

BEDROOM 2

8'2 x 7'8 (2.49m x 2.34m)



with windows to side and rear. Exposed wooden floor and radiator. Ceiling lights.

BEDROOM 3

8'7 x 15' (2.62m x 4.57m)



with window to fore (fine sea views), velux window, exposed wooden floor and radiator.

BEDROOM 4

6'6 x 7'9 (1.98m x 2.36m)



with window to fore and radiator. Exposed beam.

BEDROOM 5
8'5 x 8'2 (2.57m x 2.49m)



with window to side and exposed oak laminated floor. Ceiling lights, radiator and exposed stone wall.

EXTERNALLY
GATED ACCESS TO

VEHICULAR HARD STANDING
with steps leading up to the raised patio area with superb views over Cardigan Bay, Snowdonia and towards New Quay and Fishguard.



TRADITIONAL FORMER WASH HOUSE



and general purpose utility building, which is situated within close proximity to the farmhouse.

OUTBUILDINGS
The remainder of the outbuildings are in the ownership of the National Trust, all maintained the same.



DIRECTIONS

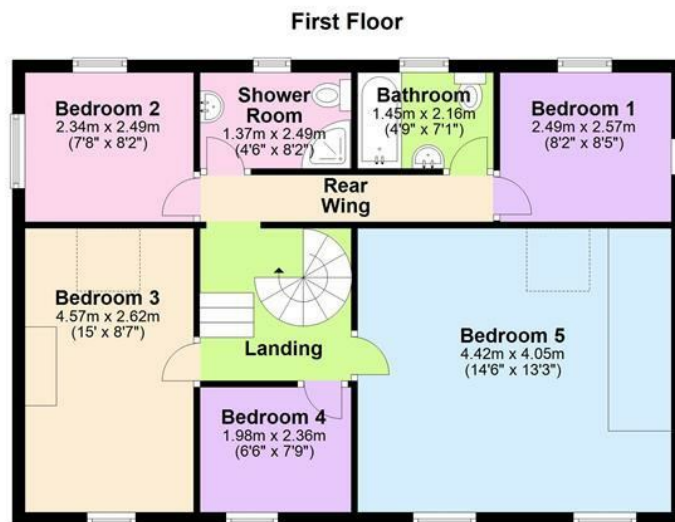
From Aberystwyth take the A487 coastal trunk south through Rhydyfelin, Llanfarian and Blaenplwyf for a further mile or so, at the Lay by (right hand side) turn right and proceed to the wooden gate and the agents will meet you to accompany you to the property.

VEHICLE ACCESS

is by means of 4 wheeled drive vehicles only.

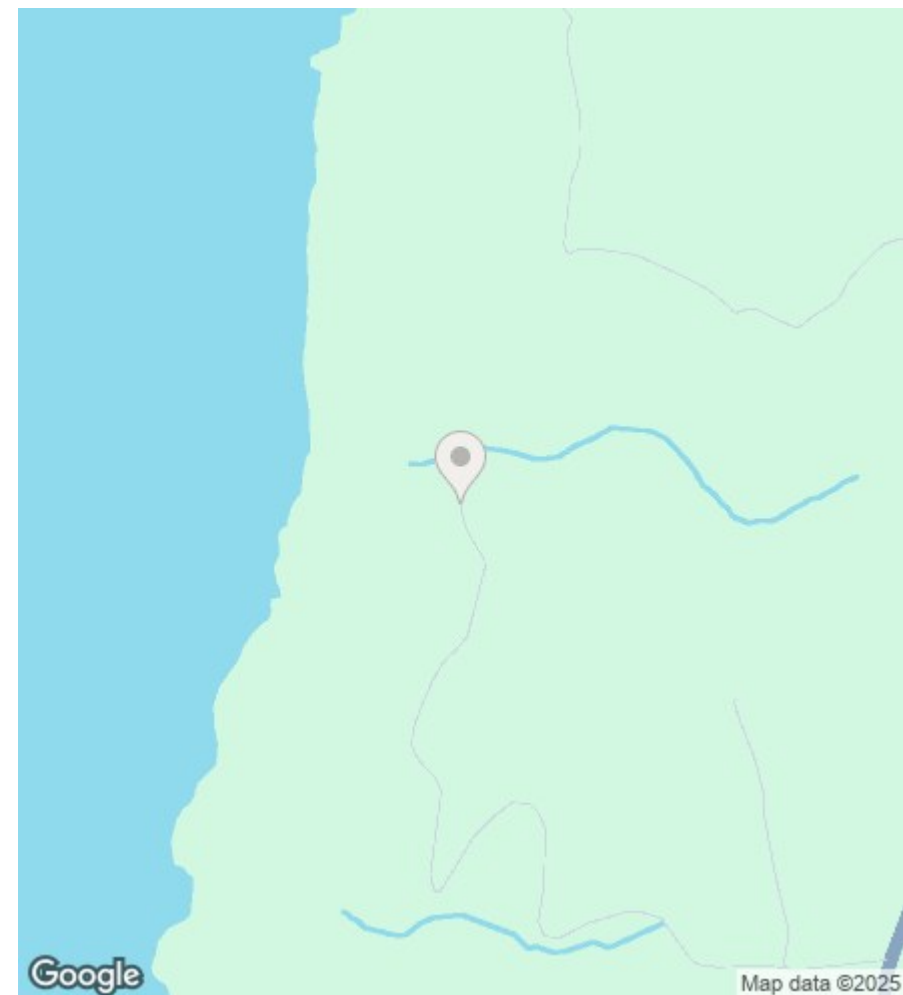






The Floor plans are for guidance only.
Plan produced using PlanUp.

Mynachdyr Graig, Blaenplwyf, Aberystwyth



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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