



**Gwarolchfa , Trefenter**  
**Aberystwyth Ceredigion SY23 4HG**  
**Guide price £285,000**



## For Sale By Private Treaty

A secluded 3 bedroomed farmhouse with traditional outbuildings and large garden

GWAROLCHFA  
TREFENTER  
ABERYSTWYTH  
CEREDIGION  
SY23 4HG

## GUIDE PRICE – £285,000

Gwarolchfa is located in open countryside and is approached over a long level farm track which is suitable for 4wd vehicles. The farmhouse has undergone some improvements, but further modernisation is required. The garden is large and well stocked with trees and shrubs. The traditional outbuilding is in poor condition and in need of repair.

The surrounding land (under different ownership) is unimproved and a haven for wildlife. During an inspection, please ensure that the gate is kept closed at ALL TIMES as there are some livestock on the land.

Gwarolchfa is located some 11 miles inland from Aberystwyth and the Georgian harbour town of Aberaeron is a similar distance to the south. Both the aforementioned towns have a good range of amenities to include secondary schools. Local amenities are available at the nearby village of Llanrhystud to include primary school, garage and general stores.

## TENURE

Freehold

## SERVICES

Mains electricity, private water (not tested) and private drainage.  
. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## COUNCIL TAX

Band

## 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.

## VIEWING

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

## GROUND FLOOR



## FRONT STABLE DOOR TO

## RECEPTION HALLWAY

with stairs to first floor accommodation, under stairs storage cupboard and doors to

## SITTING ROOM

7'3 x 15'1 (2.21m x 4.60m)



with old fireplace, night storage heater, Shelving, exposed wooden floor and window to fore.

## LIVING ROOM

15'2 x 15'9 (4.62m x 4.80m )



fireplace with heating range, night storage heater and window to fore. Door to

## BASIC KITCHEN

17'3 x 6'3 (5.26m x 1.91m )



comprising recess cupboard, 1½ bowl single drainer enamel sink with mixer tap. Cooker point, 2 windows to rear and stable door to

## SIDE PORCH

with cupboard housing the electrical metres and water pump. Door to side.

## BATHROOM

5'8 x 6'2 (1.73m x 1.88m)



comprising wc, bath and wash hand basin. Window to rear.

## FIRST FLOOR ACCOMMODATION

### LANDING

with access to roof space and door to

### BEDROOM 1

15'3 x 15'2 max (4.65m x 4.62m max)



room being L shaped in nature, large under eaves storage, feature fireplace and window to fore.

### BEDROOM 2

5'7 x 9'7 (1.70m x 2.92m )



with window to fore.

### BEDROOM 3

6'2 x 15'2 (1.88m x 4.62m)



with window to fore.

### EXTERNALLY

#### DIRECTIONS

There are several alternate routes to Gwarolchfa I suggest the following for first inspection.

WHAT3WORDS –

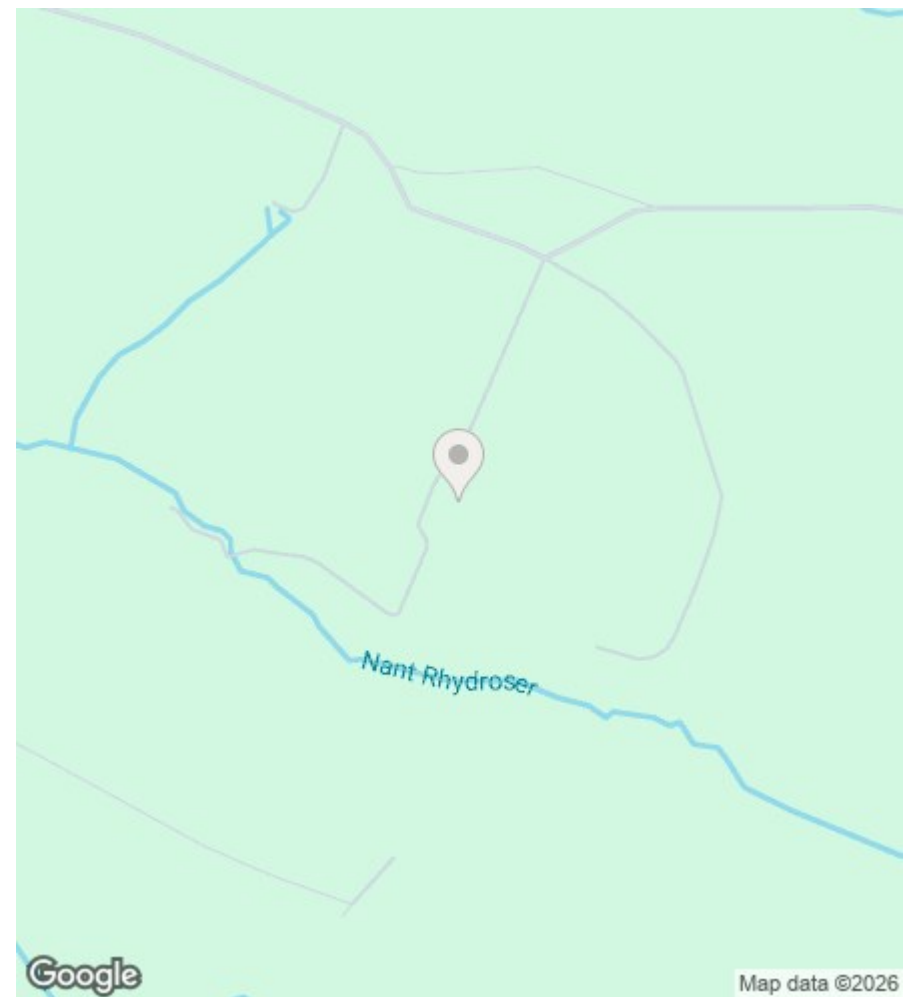
ENTRANCE – (Scornful.summer.square)

HOMESTEAD – (steep,celebrate.cups)

OS Grid Ref: SN586667

From Aberystwyth take the A487 coastal trunk road south for approximately 4 miles to Llanfarian, turn left onto the A485 Tregaron road and proceed for 2 miles or so before turning right onto the B4576 Llangwyrfon road. Proceed through the village of Llangwyrfon for 3 miles or so around the sharp bend (Esgair Farm) up the hill taking the next major turning on the right and the entrance leading down to Gwarolchfa is the first track on your left hand side just before





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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