Plas Manaw , Llanbadarn Fawr
Aberystwyth Ceredigion SY23 3TT
Guide price £650,000

ALED ELLIS

Within walking distance of the town centre,
a detached 5 bedroomed former Vicarage set in approximately 2½ acres of grounds

Built around 1850 and retaining original features. On the ground floor there is a sun room extension which blends in perfectly both internally and externally to the original construction.

The property is set in approximately 2.3 acres of grounds (see plan)The property is set in 2.3 acres of ground which is offered for sale subject to a covenant in favour of the new vicarage (the neighbouring property) which states that the owner of Plas Manaw cannot erect or construct any building or structure to the east of the house without the prior consent of the Church in Wales.

Also included in the sale is the original stable which, subject to planning permission is suitable for conversion to a granny annex or further family accommodation subject to the necessary consents being obtained.

The property is within short walking distance of Aberystwyth town centre and also to major employers such as the University, National Library of Wales, Bronglais hospital, 4 schools, 2 leisure centres and main line railway station.

Aberystwyth is a popular coastal resort. Inland there are superb countryside including the Plynlimon range and numerous reservoirs such as Nant Y Moch and the Elan Valley reservoirs providing plentiful opportunities for outdoors activities.

Plas Manaw has been well looked after and was re-roofed approximately 20 years ago. The property has been highly insulated. In addition to the 5 bedroomed family accommodation there is also a useful cellar, stable and split level store and garage.

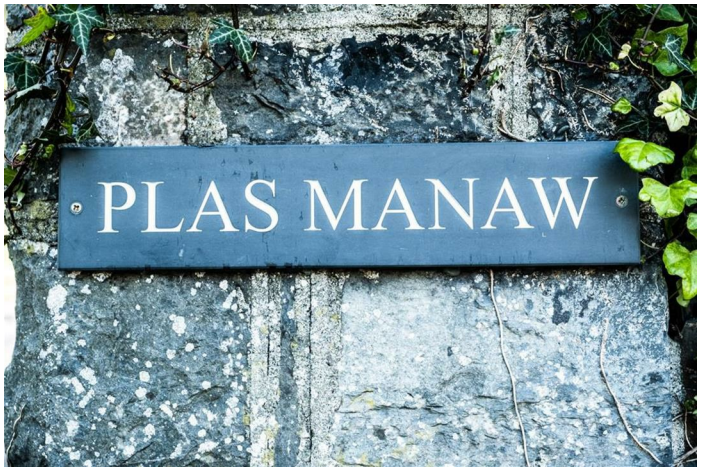
TENURE
Freehold

SERVICES
Mains services are connected.

Photo-voltaic
In addition to producing to more than £2000 per annum they also reduce the energy bill by more than £1000 per annum and is guaranteed for the next 17 years. The monthly energy bill is approximately £78 pcm.

TAX BAND
Band H

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



Plas Manaw provides for the following accommodation. All room dimensions are approximate.

FRONT ENTRANCE DOOR TO

PORCH
with original tiled floor and dressed stone walls and entrance door to

RECEPTION HALLWAY

with stairs to first floor accommodation, access to cellar, oak floor and period radiators. Telephone point. Doors to

SITTING ROOM
14’1 x 14’4 (4.27m’0.30m x 4.27m’1.22m)

A most attractive Victorian wooden fireplace with cast iron insert housing a Morso wood burner. Recess cupboards with shelving to each side. Exposed original wooden floor, radiators, shuttered windows to fore and side. Ornate ceiling and wall lights.

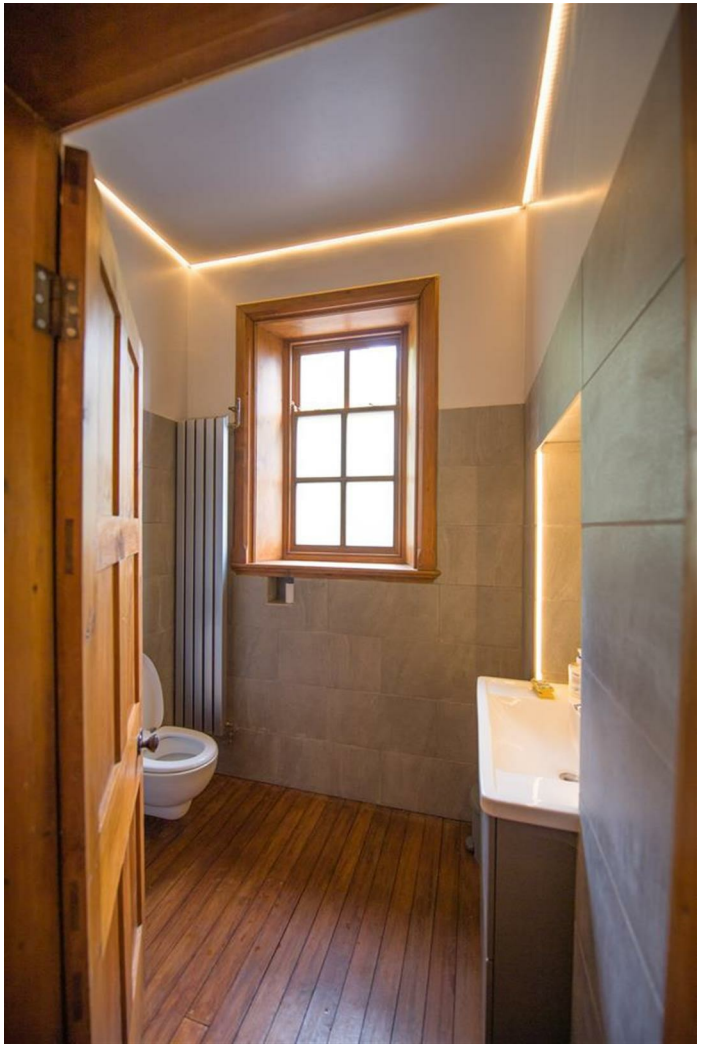
DINING ROOM
16’1 x 14’8 (4.88m’0.30m x 4.27m’2.44m)

An attractive limestone fireplace with Morso wood burner, slate hearth, radiator and pitch pine floor. 2 windows to fore and ornate ceiling.

LIVING ROOM
11’5 x 13’2 (3.35m’1.52m x 3.96m’0.61m)

with exposed stone fireplace with Ranger wood burner set of a slate hearth. Pitch pine floor, window to side and radiator. Telephone point and ornate ceiling.

WET ROOM
6’1 x 5’5 (1.83m’0.30m x 1.52m’1.52m)



Minimalist style wet room comprising wall hung Geberit wc, teak floor, wash hand basin set in vanity unit, tiled walls and obscured window. Power shower, tall radiator and modern lighting. Extractor fan.

KITCHEN
11’9 x 14’2 min (3.35m’2.74m x 4.27m’0.61m min)

Comprising mains gas rayburn set in limestone fireplace which runs the heating and domestic hot water. Base units with appliance spaces and worktops over incorporating a Belfast sink and Nef dishwasher. Oak flooring, spot lights, window to side, door to rear hallway and stairs down to sun lounge.

SUN LOUNGE
15’ 3 x 13’4 (4.57m’ 0.91m x 3.96m’1.22m)

with Morso wood burner, floor level heating, oak wooden vaulted ceiling, oak floor and double doors to

OUTSIDE RAISED PATIO AREA
28'10" x 22'11" (8.8 x 7)

REAR HALLWAY
tiled with slate floor and doors to

WALK IN PANTRY
8'4 x 4'7 (2.44m'1.22m x 1.22m'2.13m)

with slate floor and cold slab. PV and electric meters.

UTILITY ROOM
15'2 x 7'5 (4.57m'0.61m x 2.13m'1.52m)

Comprising Belfast sink with mixer tap, base and eye level units, plumbing for automatic washing machine and tumble dryer. 2 windows to rear, tiled floor and splash backs. Extractor fan, spot lights and cooker point.

FROM RECEPTION HALLWAY
stairs to

CELLAR

COLD STORE
5'5 x 6'3 (1.52m'1.52m x 1.83m'0.91m)

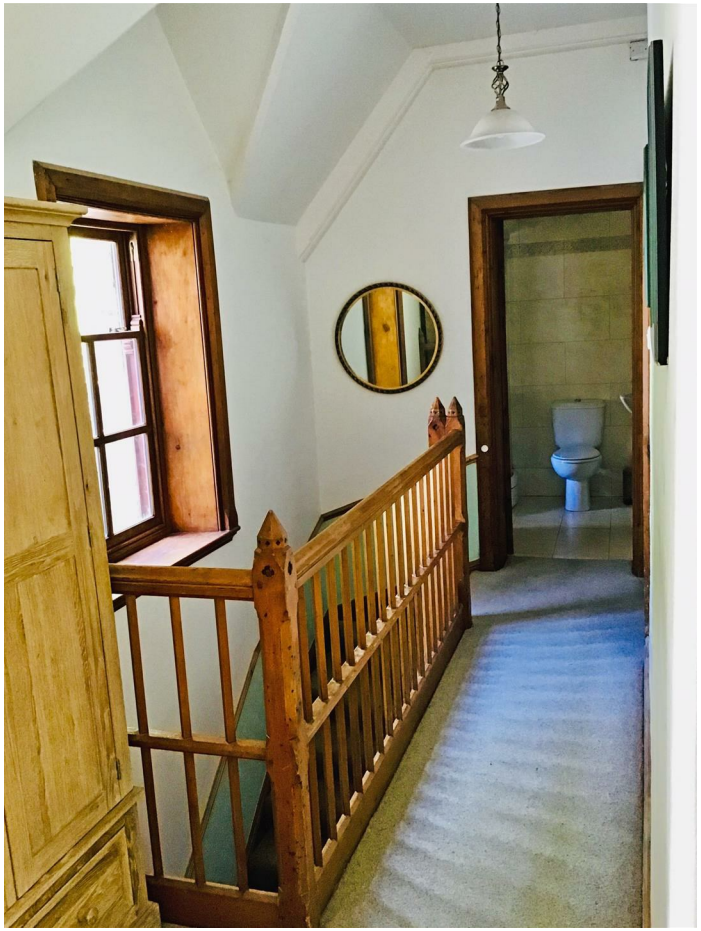
STORE ROOM/ WORK SHOP

11’2 x 14’ (3.35m’0.61m x 4.27m’)

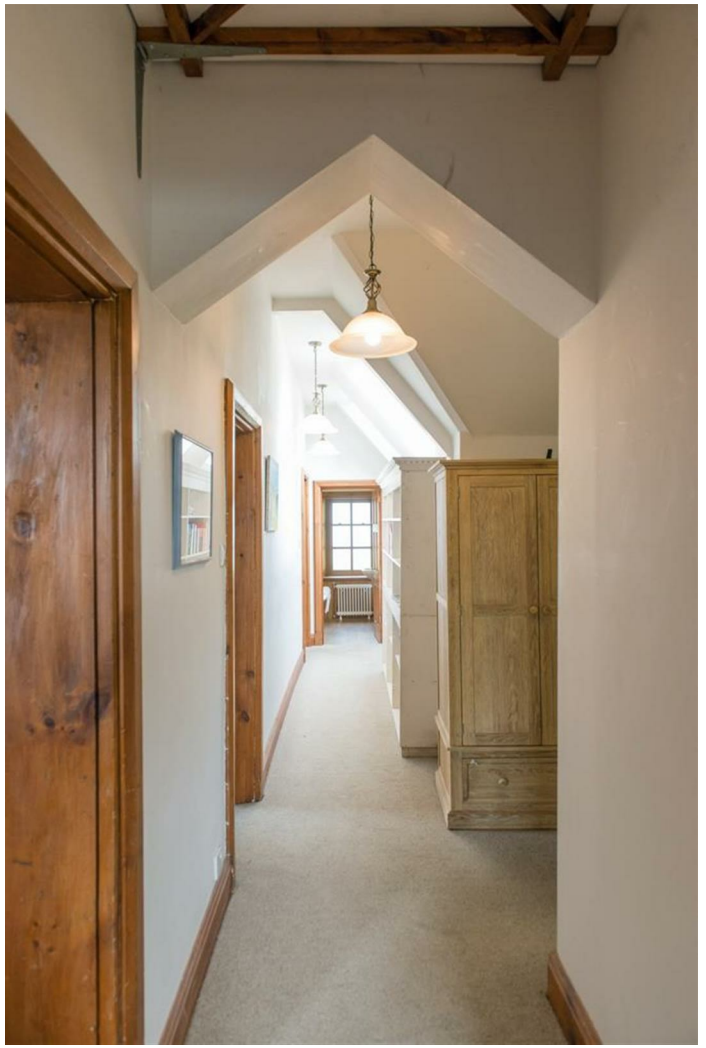
Providing natural day light, lighting and power point.

FIRST FLOOR ACCOMMODATION

LANDING



with access to insulated roof space and to



USEFUL UNDER EAVES/ BOILER ROOM

SHOWER ROOM

6’3 x 3’8 (1.83m’0.91m x 0.91m’2.44m)

comprising low level flush wc, wash hand basin set in bathroom furniture, mirror splash back, fully tiled, ceiling lights, heated towel rail, shaver point and window to side.

BEDROOM 1

11’6 x 13’ (3.35m’1.83m x 3.96m’)

with window to side, cast iron fireplace with 2 recess cupboards to side (one housing the fibre optic WIFI distribution network.

BEDROOM 2

13’4 x 10’3 (3.96m’1.22m x 3.05m’0.91m)

with window to fore, fitted wardrobes and desktop. Back lit mirror and radiator.

BEDROOM 3

15’7 x 11’ (4.57m’2.13m x 3.35m’)

with window to side, cast iron fireplace, exposed wooden floor and radiator. Fitted bedroom furniture extending along one wall. Access to

EN-SUITE SHOWER ROOM
4’1 x 4’8 (1.22m’0.30m x 1.22m’2.44m)

comprising wash hand basin, low level flush wc, and power shower. Fully tiled and modern lighting.

BEDROOM 4
14’8 x 14’ (4.27m’2.44m x 4.27m’)

with window to side, fitted wardrobes, recess cupboard, cast iron fireplace and radiator. Fitted work station.

BEDROOM 5
9’8 x 14’2 (2.74m’2.44m x 4.27m’0.61m)

with window to side, original wooden floor and exposed stone chimney breast. Fitted wardrobes and 'Matki' shower cubicle 800 x 1200 with power shower,

BATHROOM
8’2 x 5’8 (2.44m’0.61m x 1.52m’2.44m)

comprising Victorian style bath, wc and pedestal wash hand basin. Tongue and groove oak paneled wall. Obscured window to side. Shaver point and over basin illuminated mirror.

EXTERNALLY

TO THE FORE OF THE PROPERTY

A sweeping driveway encircling the property.

Large south west facing terrace with views over Aberystwyth. Steps to lawn.

FORMER STABLE BLOCK

28’6 x 14’9 (8.53m’1.83m x 4.27m’2.74m)

This traditional outbuilding has potential for conversion to granny annex subject to necessary consents being obtained.

SPLIT LEVEL STORE/ GARAGE

19’2 x 13’7 (5.79m’0.61m x 3.96m’2.13m)

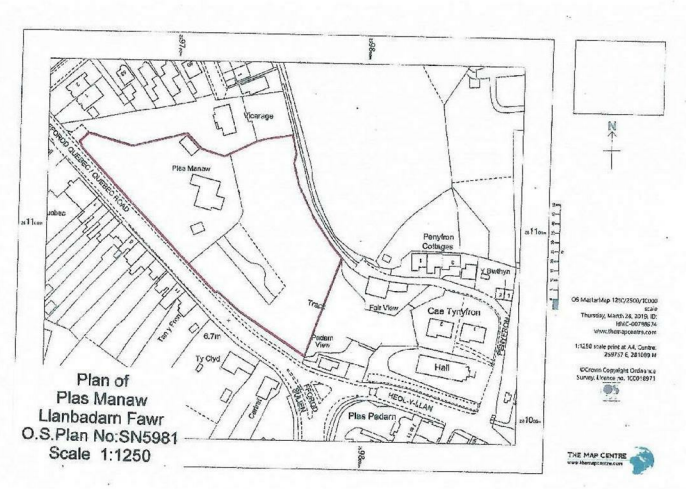
Opposite the front door, a timber built and slated traditional large store with block and beam floor. Beneath this is a separate lower ground garage with up and over door.

GREENHOUSE

THE GROUNDS

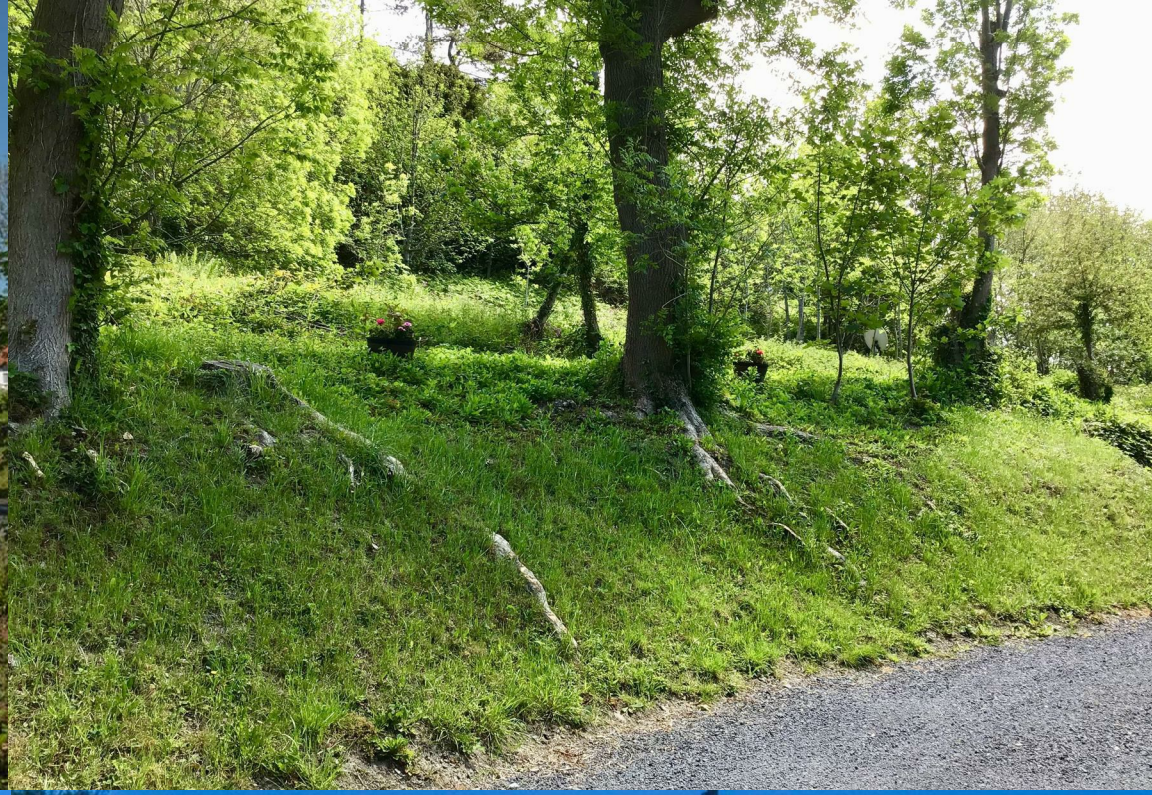
The grounds in total amounts to 2.3 acres or thereabouts as highlighted in Red on the plan. Most of the land is accessible with large hard standing towards the eastern boundary which is level in nature with scope of developing the same.

PLAN



DIRECTIONS

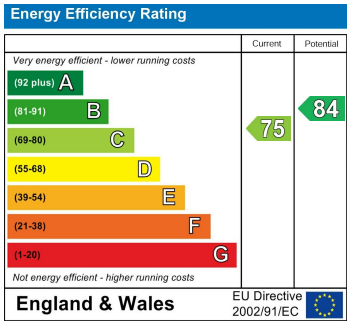
From our office (16 Terrace Rd) turn right onto North Parade to the bottom on Penglais Hill, turn right onto the A44 trunk road inland to Llanbadarn heading out towards Capel Bangor. Cross the mini roundabout and just past the Ambulance station on the right, the entrance is on the left hand side between two large stone pillars.

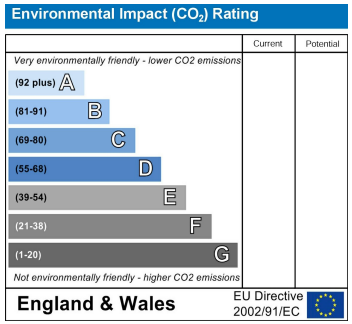


Total area: approx. 382.7 sq. metres (4119.1 sq. feet)

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

Plas Manaw, Aberystwyth





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