Penybont 1 & Penybont 2 , Ponterwyd
Aberystwyth Ceredigion SY23 3JY
Guide price £200,000

ALED ELLIS

A Grade 2 listed terrace of 3 properties
in need of modernisation together with approximately an acre of ground .

This unusual property we believe was once the village surgery and consists of 2 inter connected cottages (Penybont and the attached Ty Becca) total renovation is required and listed building consent for any alterations and improvements. The property is but a short distance from the main A44 trunk road at Ponterwyd, the property being within close proximity to all local amenities on offer which include garage/ general stores, public house and primary school.

The university and market town of Aberystwyth is some 12 miles or so travelling distance on the coast. The town having a good range of both social, leisure and educational facilities. The village of Llangurig is some 12 miles further inland.

Penybont is situated in area of outstanding natural beauty being within close proximity to Plynlimon, the Nant Y Moch reservoir with a scenic mountain road over to Penrhyncoch and also to the tourist attraction of Devils Bridge.

Approximately an acre of ground is include in the sale as per the attached plan. An additional area of land could be available by separate negotiation but it would not exceed an acre.

TENURE
Freehold

SERVICES
Mains electricity and water. Private drainage.

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

GRADE 2 CADW LISTING
REF NO - 83341
Date of Designation - 25th November 2004

Included as a little altered traditional house with in-line service range, a characteristic Ceredigion type.

Penybont provides for the following accommodation. All room dimension are approximate. All images have been taken with a wide angle lens digital camera.

PENYBONT 1

ENTRANCE DOOR TO

RECEPTION HALLWAY
with stairs to first floor accommodation and door to

LIVING ROOM
11'7 x 10'9 (3.53m x 3.28m)

with window to fore, tiled fireplace with recess cupboard to side and night storage heater.

DINING ROOM
14'5 x 10'4 (4.39m x 3.15m)

with tiled fireplace, night storage heater and under stairs storage cupboard. Window to fore. Inter-connecting door with Penybont 2.

BASIC KITCHEN AREA
10'7 x 3'9 (3.23m x 1.14m)
with window to rear, sink and cooker point.

FORMER PANTRY
17' x 4' (5.18m x 1.22m)
with door to rear.

FIRST FLOOR ACCOMMODATION

LANDING
with doors to

BEDROOM 1
11'1 x 9'5 (3.38m x 2.87m)

with airing cupboard and window to fore.

BEDROOM 2
9'5 x 8'3 (2.87m x 2.51m)
with window to fore.

BEDROOM 3
13'1 x 15'8 (3.99m x 4.78m)

with window to fore.

BATHROOM
9'5 x 5'5 (2.87m x 1.65m)

PENYBONT 2

ENTRANCE DOOR TO

RECEPTION HALLWAY
with stairs to first floor accommodation and door to

LIVING ROOM
11'4 x 15'3 (3.45m x 4.65m)

with tiled fireplace, recess half glazed cupboard, slate floor and window to fore.

FIRST FLOOR ACCOMMODATION

LANDING
with doors to

BEDROOM 1
15'8 x 7'9 (4.78m x 2.36m)

with door to

BEDROOM 2
15'5 x 7'9 (4.70m x 2.36m)

with feature cast iron fireplace and window to fore.

TY BECA
(currently being used as)

COW SHED
15'8 x 15'3 (4.78m x 4.65m)
with stalls and loose box.

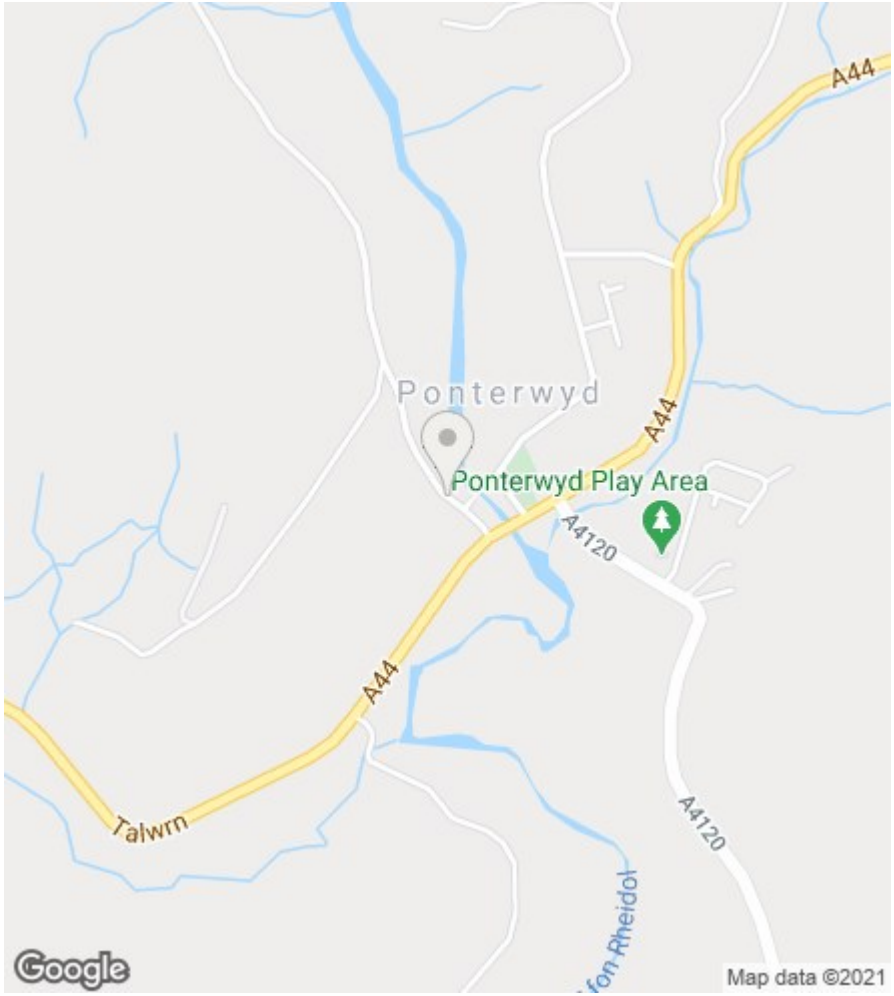
OUT HOUSE
15'3 x 16'5 (4.65m x 5.00m)
with fireplace.

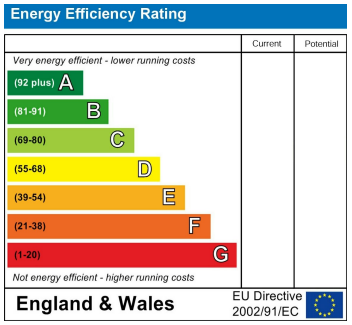
EXTERNALLY

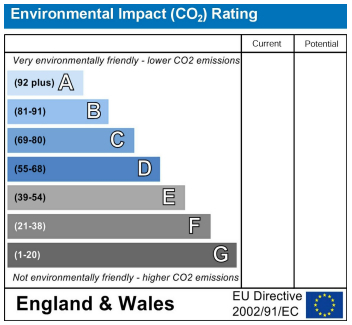
Front vehicular hard standing and an area of land extending down to the road. There is also an additional piece of land on the other side of the road housing the private drainage.

REAR GARDEN

DIRECTIONS
From Aberystwyth take the A44 trunk road inland for approximately 12 miles to Ponterwyd ignoring all turning. Up on entering the villages take the first turning left just after the garage also on the left and Penybont is one of the 1st properties on your left hand side.







16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
Tel/Ffon: 01970 626160
Email/E-Bost: sales@aledellis.com