



Tawelfan , Capel Bangor
Aberystwyth Ceredigion SY23 3NW
Guide price £385,000



A desirable smallholding

conveniently situated to the main A44 trunk road on the northern edge of the village comprising a well presented detached 3 bedroomed double glazed and centrally heated house with approximately 5 acres bordering the River Melindwr

Tawelfan benefits from oil fired central heating, is double glazed and has been extended by the vendors to provide for accommodation of living room, kitchen/ dining room, conservatory, shower/ utility room on the ground floor with 3 double bedrooms and bathroom on the first floor. The immediate grounds are very well presented as highlighted on the photographs being well stocked with shrubs and borders. There is ample immediate vehicular hard standing and a useful area on the other side of the river currently providing for 18 individual dog kennels. The land is level in nature with the paddock extending to 4 acres or thereabouts.

The village of Capel Bangor provides for local amenities to include village store, public houses and primary school. The university and market town of Aberystwyth is some 7 miles or so travelling distance on the coast. The town having a good range of both social, leisure and educational facilities to cater for the large local and student populations. Aberystwyth has undergone considerable re-development over recent years and Tesco's and Marks & Spencer's have recently commenced trading providing more employment opportunities in the retail sector.

Tawelfan therefore provides an excellent opportunity for prospective purchasers to acquire a convenient and well presented smallholding in close proximity to local amenities, the trunk road and Aberystwyth.

TENURE:

Freehold

SERVICES:

Mains electricity and water. Private drainage. Oil fired central heating. Solar panels with tariff payment and also an Air to Air heating source.

VIEWING:

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

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

HALF GLAZED ENTRANCE DOOR TO

FRONT RECEPTION PORCH

with Terratzo tiled floor and glazed front entrance door to

RECEPTION HALLWAY

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

LOUNGE

12'4 x 12'9 (3.76m x 3.89m)



with multi-fuel room heating range with display shelving to each side, exposed beamed ceiling and window to fore.

DINING AREA

11'8 x 11'9 (3.56m x 3.58m)



with Paraquet floor, window to fore, exposed beamed ceiling and access to



CONSERVATORY

and feature archway dividing

KITCHEN

10'3 x 11'8 (3.12m x 3.56m)



comprising single drainer stainless steel sink unit with mixer taps, good range of base and eye level units with work tops over, tiled splash backs and appliance spaces. Plumbing for automatic washing machine, extractor fan, tiled floor and window to side.



SHOWER/ UTILITY ROOM

8'7 x 6'1 (2.62m x 1.85m)

comprising single drainer stainless steel sink unit, low level flush wc, shower cubicle with Gainborough shower, part tiled walls and window to rear.

REAR HALL

housing the free standing oil fired central heating boiler, tiled floor and doors to

REAR PORCH

6'3 x 7'5 (1.91m x 2.26m)

with tiled floor, window to rear and stable door to rear garden.

FROM THE DINING AREA

access to

CONSERVATORY

9'4 x 8'7 (2.84m x 2.62m)



with radiator, tiled floor and door to garden.

FIRST FLOOR ACCOMMODATION

LANDING

with airing cupboard with radiator also housing the Solar hot water heating system, access to roof space and doors to

DOUBLE BEDROOM 1

11'8 x 10'9 (3.56m x 3.28m)



with window to rear and side. Telephone point and radiator.

BATHROOM

6'4 x 8'4 (1.93m x 2.54m)

comprising panelled bath with Mira shower and screen. Pedestal wash hand basin and low level flush wc. Linen cupboard with radiator, towel rail, shaver point and light. Fully tiled walls.

DOUBLE BEDROOM 2

11'10 x 11'9 (3.61m x 3.58m)



with window to fore and side. Radiator.

DOUBLE BEDROOM 3

12'3 x 11'9 (3.73m x 3.58m)



with window to fore, fitted wardrobes extending along one wall and radiator.

EXTERNALLY



access to LARGE VEHICULAR HARDSTANDING and turning area.

IMMEDIATE GROUNDS



are very well looked after with an abundance of shrubs, flower borders, paths etc as highlighted in the photographs.

PADDOCK



The level paddock is situated abutting the river Melindwr approached over a foot bridge or from a separate gated access from the unclassified Capel Bangor to Goginan road. There is also a further paddock in front of the farmhouse.



On the other side of the Melindwr and to the side of the vehicular hard standing there is a useful WOODED AREA with purpose built Kennelling for 18 dogs.

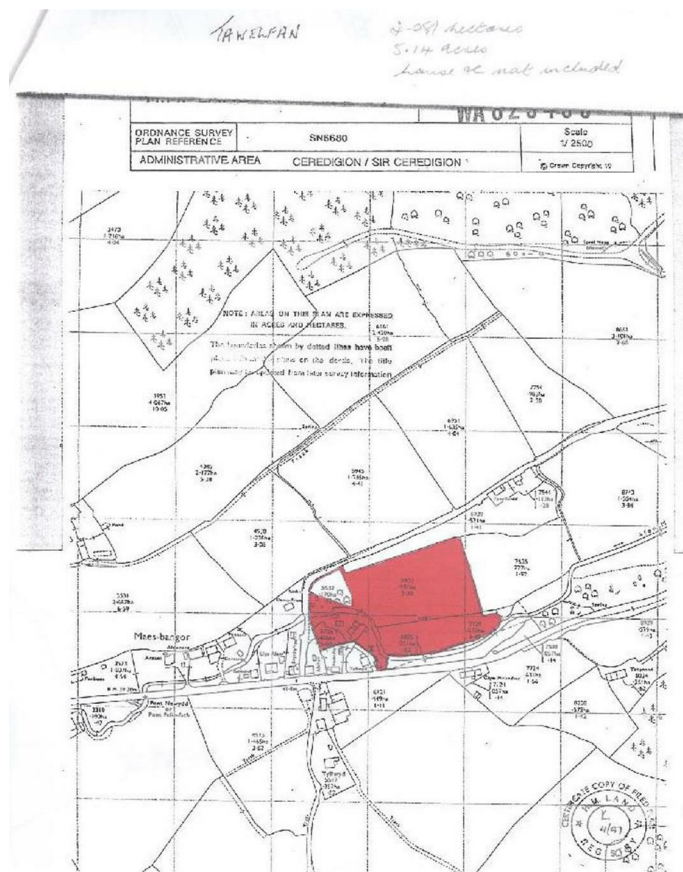


Other outbuildings include in the sale include a modern 16' x 10' garden/ utility shed with shelving, other sheds, fuel store and oil tank etc.

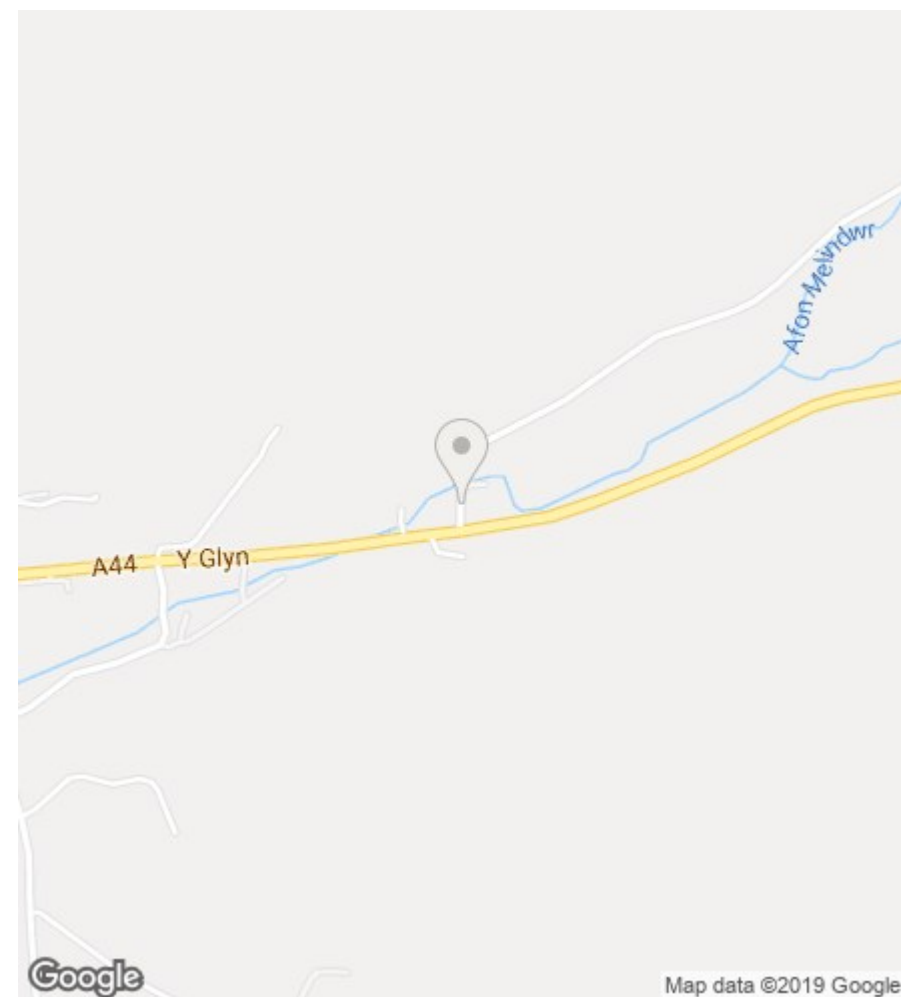
DIRECTIONS



From Aberystwyth take the A44 trunk road north inland through Llanbadarn Fawr to Capel Bangor. Proceed through the village passing the Maes Bangor Arms on the right hand side before taking the next turning on your left (opposite the entrance to the farm) and Tawelfan is on the right hand side as shown on the OS plan.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D	58	
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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