



Penybryn , Ystumtuen
Aberystwyth Ceredigion SY23 3AF
Guide price £465,000



For Sale By Private Treaty

A well-presented small holding comprising of a detached 3-bedroom house together with 3 acres of land

PENYBRYN
YSTUMTUEN,
ABERYSTWYTH
CEREDIGION
SY23 3AF

Penybryn enjoys an elevated location overlooking Llyn Yr Oerfa, a small freshwater lake which is situated to the north of the rural Village of Ystumtuen and approximately 2 miles south of the main A44 trunk Road. Penybryn provides easy access to the footpaths and trail of Nant yr Arian and the Rheidol Valley.

The house is approached over a shared Farm track from over the crest of the Dam. The property is well looked after throughout and well worthy of inspection. An area of woodland and wild flower meadow surrounds the property on three sides. The boundaries are highlighted in red on the Land Registry plan.

Local amenities are available at the nearby Village of Ponterwyd to include garage/general stores public house and primary school. The university of market town of Aberystwyth is from 11 miles travelling distance on the coast. Aberystwyth is one of the largest town in Mid Wales with a good range of both local and national retailers in addition to a good range of social, leisure and educational facilities.

TENURE

Freehold

SERVICES

Mains electricity. Private water and drainage. LPG central heating. Ultra fast broadband into the property. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

COUNCIL TAX

Band D

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

Penybryn provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR



HALF GLAZED ENTRANCE DOOR TO

PORCH

with slate floor and entrance door to

RECEPTION HALLWAY

with exposed wooden floor, night storage heater, fitted cupboard and radiator. Door to

KITCHEN/ DINING ROOM

12'2 x 17'7 (3.71m x 5.36m)



comprising stainless steel sink unit with mixer tap, range of base units with fitted 4 ring hob and NEFF double electric cooker. Appliance spaces. Eye level units with extractor fan.



Log burner set of slate hearth, radiators, exposed slate floor, feature fireplace, exposed beam ceiling and spiral staircase to first floor accommodation. Door and windows with fine views overlooking Llyn Yr Oerfa and beyond. Door to

UTILITY ROOM
 4'8 x 12'5 (1.42m x 3.78m)



with base units, shelving and plumbing for automatic washing machine. Slate floor, electric consumer unit, windows to fore and side.

FROM INNER HALLWAY
 door to

LIVING ROOM
 11'9 x 14'5 (3.58m x 4.39m)



with wood burner set on slate hearth, exposed wooden floor, radiator and window to side. Together with door and window to rear.



BATHROOM

8'1 x 6'1 (2.46m x 1.85m)



comprising bath with shower over and screen. Low level flush wc, pedestal wash hand basin, radiator, part tiled and window to fore.

BEDROOM 1

8'5 x 13' (2.57m x 3.96m)



with window to rear, shelving and radiator.

BEDROOM 2

8'7 x 9'1 (2.62m x 2.77m)



with window to fore and radiator.

**FIRST FLOOR ACCOMMODATION
FROM THE SPIRAL STAIRCASE**





OFFICE/ STUDY AREA

17'6 x 11'2 max (5.33m x 3.40m max)

with part sloping head room, 2 Velux windows, exposed wooden floor, fitted airing cupboard with attached cupboard housing the New Worcester LPG boiler. Door to

BEDROOM 3

13' x 10' (3.96m x 3.05m)



with under eaves storage, radiators, tongue & groove wooden exposed wall feature and 2 Velux windows. Door to



EN-SUITE

9'4 x 8'4 (2.84m x 2.54m)

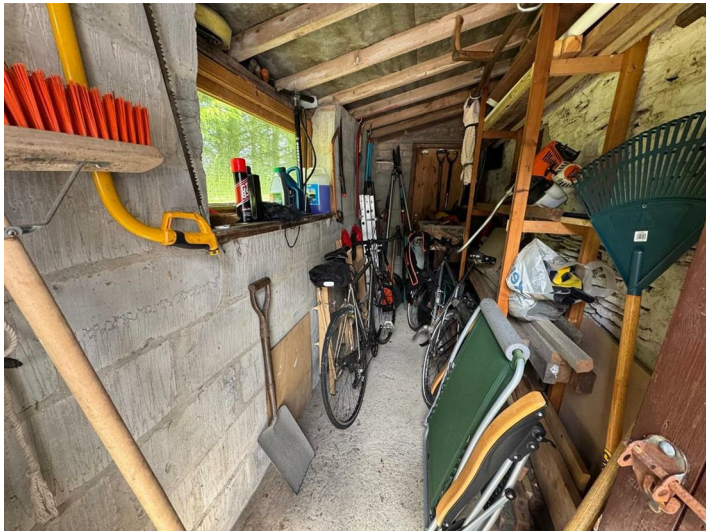


comprising wc, and wash hand basin. Radiator, Velux window, tongue & groove exposed wall feature. Large under eaves storage cupboards with light and further cupboard housing the private water supply tank.

EXTERNALLY

ATTACHED GARDEN SHED

11' x 4' (3.35m x 1.22m)

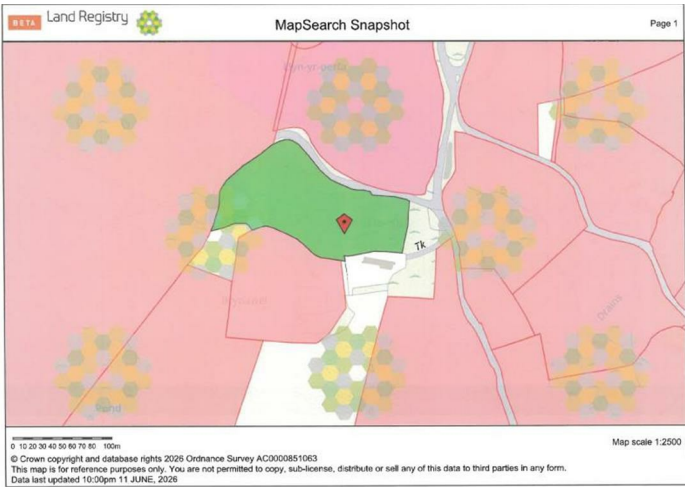


(to the rear)
Tarmacadamed vehicular hard standing and turning area.

LAND



The land (see plan) amounts to 3.12 acres or thereabouts and is located mainly in front of the property. The enclosure is rich in wildlife and slopes down to the shared track which leads to the property





DIRECTIONS

///WHAT3WORDS - answer.fear.ripen

From Aberystwyth take the A44 trunk road inland through the villages of Capel Bangor and Goginan. Turn right (a short distance) after the Nant Yr Arian visitor centre (signposted Ystumtuen) and proceed for ½ mile before turning left continue over the dam at Llyn Yr Oerfa, coming to the forks in the road bear right and proceed up the shared track and property is the first on the left hand side.



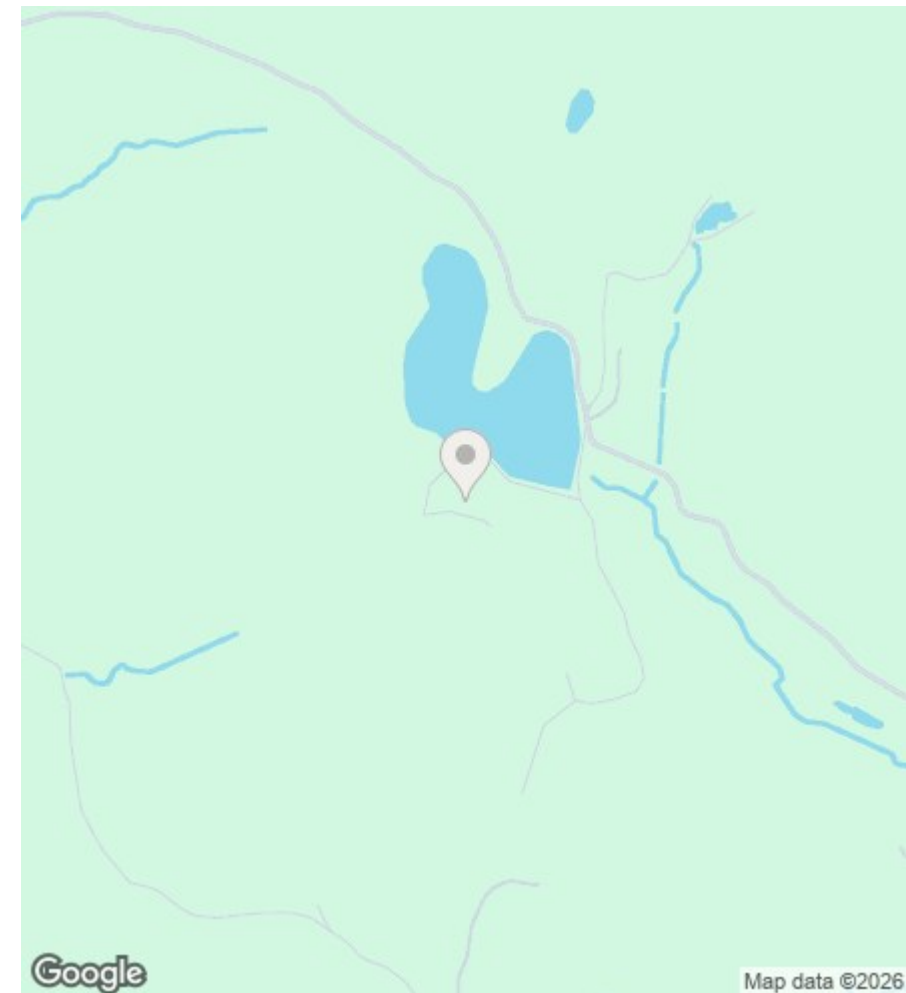


Total area: approx. 153.5 sq. metres (1652.5 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

Penybryn, Ystumtuen, 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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com