



2014 Photo when Cottage was purchased

**The Cottage Pontllolyn, Llanfarian**  
**Aberystwyth SY23 4BU**  
**Guide price £295,000**



An opportunity has arisen to acquire a 3 bedroomed detached property on the banks of the river Ystwyth and only 3 miles from Aberystwyth town centre.

The cottage is surely one of the most sought after properties currently available in the Aberystwyth area due to its unique location abutting the river Ystwyth at Llanfarian. The split-level property provides for comfortable 3 bedroomed (1 ensuite) accommodation with balcony and patio doors to the rear elevation to take advantage of the river views. The riverside location attracts a wide variety of bird life to any feeders put up, with plenty of woodpeckers from the nearby woods, nuthatches and long tailed tits. In addition to the birdlife on the river below: ducks, dippers, kingfishers. Plenty of red kites, swifts and swallows to watch too from the wraparound decking. Externally there is ample off road parking with paved garden to side and further garden area bordering the river. (Please note the main cover photo was taken in 2014)

The village of Llanfarian provides for a primary school and the University and market town of Aberystwyth is but 3 miles travelling distance. The town has a good selection of both local and national retailers in addition to the edge of town department stores. Aberystwyth has many employment opportunities including the University of Wales, the National Library of Wales and the Welsh Government Office.

### Tenure

Freehold

### Servives

Main electricity and water, private drainage. Oil fired central heating. Double Glazing

### Council Tax Band

E

### Viewing

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

The cottage is well worthy of inspection and provides for the following accommodation. All room dimensions are approximate and all images have been taken by a wide angle digital camera.

### Front Entrance Door

With glazed side panel to

### Reception Hallway

Radiator, stairs to lower ground floor and doors to

### Kitchen

15 x 10'4 (4.57m x 3.15m)



A range of base and eye level units with integrated 4 ring electric hob and Bosch electric double oven. Single drainer stainless steel sink unit with mixer tap. Plumbing for washing machine, tiled floor, tiled splash-backs, extractor fan, large picture window to rear with views over the Ystwyth and beyond.

### Dining Room / Temporary Bedroom

16 x 9'2 (4.88m x 2.79m)



Radiator. Sliding patio doors to balcony decking area with river views.

### Spacious Lounge

20'5 x 12'7 max (6.22m x 3.84m max)



With Patio doors to spacious wraparound rear decking, window to fore and 2 radiators.



### Bathroom

7'8 x 6'6 (2.34m x 1.98m)

Low level flush WC, panelled bath with Mira shower, wash hand basin set in vanity cupboard. Tiled floor, mirrored splash-backs, extractor fan and shaver point.

### Lower Ground Floor

#### Bedroom 1

8'9 x 12'5 (2.67m x 3.78m)



Fitted Wardrobes extending along one wall, window to rear. Cupboard with WC and washbasin and access to

### Kitchen 2

6'2 x 13'7 (1.88m x 4.14m)



Single drainer sink with mixer tap. Base and eye level units with integrated electric cooker and hob. Stainless Steel extractor fan. Plumbing for washing machine. Free standing Worcester Oil fired central heating boiler under guarantee until 2028. Door to side

### Bedroom 2

10'7 x 7'4 (3.23m x 2.24m)



Window to fore, radiator, spacious under-stairs storage cupboard.

### Bedroom 3

12'7 x 12'9 (3.84m x 3.89m)



Window to rear with river views, radiator, fitted wardrobes and access to

### Ensuite Shower Room

Comprising shower cubicle, low level flush WC, wash hand basin set in vanity cupboard, radiator and towel rail.

### Rear Porch

With space and vent for a tumble dryer and door to rear.

## Externally



3 vehicle hard standing to fore. Paved side patio and further garden bordering the river Ystwyth. Garden shed. The Cottage also benefits from Motion Sensor Security Lights to the back and side of the house. There is also a rear gate to allow direct access to the river. Current owners used to launch a canoe from the garden and paddle down to Aberystwyth harbour. Across the road from the house are quiet and pretty woods with public access for walking/ dogwalking beside the river Llolwyn. The house is a few minutes walk away from the Ystwyth Trail which provides traffic free walking, cycling and riding access into Aberystwyth.



## Directions



From Aberystwyth take the A487 coastal trunk road south to Llanfarian, turn left at the crossroads onto the Tregaron road and the cottage is the last property on the left hand side as you leave the village.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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(39-54) E			
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