



**Tainewyddion Uchaf & Tainewyddion Isaf , Cwmystwyth
Aberystwyth Ceredigion SY23 4AF**

Guide price £435,000



Situated in a desirable location

on the edge of the village with fantastic views, a rare opportunity to acquire 2 dwellings namely a detached 4 bedroomed traditional farmhouse together with a next door detached 2 bedroomed bungalow .

The properties enjoy an elevated south facing location on the hill side on the edge of the Cambrian mountains at the former mining village of Cwmystwyth. There are wonderful open views to the south west over looking a wooded valley, the Ystwyth river and the noted 18th century Hafod Estate with its picturesque landscape.

The settlement of Cymystwyth nestles below on the mountain road which leads inland over Elan Valley to the market town of Rhayader some 14 miles travelling distance and the University and Market town of Aberystwyth is some 15 miles or so west on the coast.

The village of Devils Bridge nearby provides for some local amenities with the Hafod Hotel, a terminus for the Vale of Rheidol railway, a primary school and café. The afore mentioned towns provide for a wider range of amenities to include social, leisure and educational facilities.

This area is popular with bird watchers, walkers, cyclists and photographers having numerous scenic walks and drives. A scenic walk to note is within close proximity around the former Hafod estate and Church.

Tainewyddion Uchaf which is the first property off the council maintained road is an extended 3 /4 bedroomed traditional property with a delightful garden to side and traditional outbuilding. Next door Tainewyddion Isaf is a detached 2 bedroomed bungalow with a conservatory extension which we believe was once two former miners cottages. This is a rare opportunity therefore to acquire 2 properties in an area of outstanding natural beauty one of which could be useful for holiday letting purposes or family overflow.

TENURE:

Freehold

SERVICES:

Mains electricity. Private water and drainage. Oil fired central heating to Tainewyddion Uchaf. Tainewyddion Isaf is heated by means of night storage heaters.

VIEWING:

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

The properties provide for the following accommodation. All rooms dimensions are approximate. All images have been taken with a wide angle lens digital camera.

PLEASE NOTE

The majority of the garden pictures taken belong to Tainewyddion Uchaf.

TAINEWYDDION UCHAF



Gross internal area is approximately 145 sq metres (1.65 sq feet).

ENTRANCE DOOR to

SUN LOUNGE

16'2 x 12' (4.93m x 3.66m)



with panoramic views, laminated floor and doors to

LIVING ROOM

18'9 x 11'7 (5.72m x 3.53m)



with stairs to first floor accommodation, an attractive fireplace with wood burning range with recess with shelving to each side, exposed beamed ceiling, radiator and window to fore.



BATHROOM

KITCHEN/ BREAKFAST ROOM

13'7 x 12' (4.14m x 3.66m)

DINING ROOM

17'2 x 8'2 (5.23m x 2.49m)



with window to fore and side. Night storage heater and radiator.

INNER HALLWAY

with doors to



comprising sunken bath with Gainsborough shower over, low level flush wc, wash hand basin set in vanity cupboard, part tiled walls, obscured window to side, towel rail and radiator.



comprising a good range of both base and eye level units, single drainer stainless steel sink unit with mixer tap, free standing oil fired Eurostar central heating boiler, appliance spaces, window to side with fine views over the garden and beyond, extractor fan. Door to rear.

OFFICE

11'3 x 6'6 (3.43m x 1.98m)

with window to rear.

BEDROOM 3

11' x 5'6 (3.35m x 1.68m)

with window to rear.

SHOWER ROOM



comprising wc, wash hand basin set in cupboard and shower cubicle.

BEDROOM 4

10'4 x 8'9 (3.15m x 2.67m)



with window to side and radiator.

FROM THE KITCHEN

DOOR TO COVERED PASSAGE

extending the length of the property with doors to each end with

SEPARATE WC

STORE/ FREEZER ROOM

11'9 x 4'7 (3.58m x 1.40m)

with quarry tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING

with a large storage area and doors to

BEDROOM 1

13'10 x 13'4 (4.22m x 4.06m)



with window to fore. Radiator and storage cupboard.

BEDROOM 2

11'9 x 10'4 (3.58m x 3.15m)



with window to fore and rear and radiator.

EXTERNALLY



Large and well stocked side garden abutting the road with feature ponds, raised beds, trees, shrubs etc. (see photographs)



IMMEDIATE COVERED AREA

OIL TANK

DETACHED TRADITIONAL OUTBUILDING/ WORK SHOP
with attached garage.

TAINEWYDDION ISAF



Gross internal area 98.0 sq metres (or 1055 sq ft).

The detached bungalow of

ENTRANCE DOOR to

CONSERVATORY

18' x 9'2



with laminated floor, night storage heater, wall lights and superb views. Doors to

LIVING ROOM/ DINING ROOM

19'2 x 13'3 (5.84m x 4.04m)



with 2 windows to fore with superb views, an attractive fireplace with wood burning range with tv/ display shelving

to side, recess with shelving, exposed beamed ceiling, 2 night storage heaters and wall lights.

KITCHEN

18'5 x 7'3 (5.61m x 2.21m)



comprising single drainer sink unit with mixer tap, a range of base units with appliance spaces with work tops over, eye level units, built in 4 ring ceramic hob and electric cooker and extractor fan. Cooker point and 2 windows to rear.

INNER HALLWAY

with ladder access to insulated roof space, airing cupboard and doors to

BEDROOM 1

13'8 x 10' (4.17m x 3.05m)



with window to fore, built in wardrobe, exposed beam ceiling and night storage heater.

BEDROOM 2

10'5 x 10'1 (3.18m x 3.07m)



with window to fore with fine views, wardrobe, exposed beam ceiling and night storage heater.

BATHROOM

8'1 x 6'9 (2.46m x 2.06m)

comprising panelled bath with Triton shower and screen, pedestal wash hand basin, low level flush wc, part tiled walls and obscured window to rear. Heated towel rail, shaver point and light and fan heater.

EXTERNALLY

Large grounds predominately laid to lawn to fore and side.

DETACHED GARAGE

DIRECTIONS

OS Grid Ref: SN 79197498

From Aberystwyth take the A487 coastal trunk road south to Southgate, branch left on the A4120 Devils Bridge road. Proceed through the village of Capel Seion to Devils Bridge, turning right just after the Hafod Hotel onto the B4574 road to Cwmystwyth. Turn left at Pentre Farm (just past the red phone box on the right hand side) and proceed up the hill and Tainewyddion Uchaf and Isaf can be seen on the right hand side after approximately 3/4 a mile



