



**Cilcain & Albion Cottage , Goginan  
Aberystwyth Ceredigion SY23 3PA  
Guide price £550,000**



Enjoying a convenient location in the heart of the village, a unique opportunity has arisen to acquire a well presented 5 bedroomed house together with an attached 3 bedroomed property (Band E & C)

This is a rare opportunity to acquire a commodious and well presented 5 bedroomed house together with Albion an annexe or investment property. The accommodation is highlighted on the floor plans. There is ample off road parking and a large garden to the rear.

The properties are situated on the heart of the rural village of Goginan with a pleasant outlook to the fore over the open countryside. There is a popular pub (The Druid) on the village end and some scenic walks. There is a primary school at the nearby village of Capel Bangor and Aberystwyth is some 7 miles travelling distance on the coast. Aberystwyth has a good section of both local and national retailers and a good selection of social, leisure and educational facilities.

Goginan has a well developed social community providing for events throughout the year.

Both properties have been well maintained which prospective purchasers will appreciate during their inspection. There is solid oak flooring on the ground floor of Cilcain and all carpets are included in this sale.

**TENURE:**

Freehold

**COUNCIL TAX:**

Cilcain Band E

Albion Cottage Band C

**SERVICES:**

Mains electricity and water. Private drainage. Fibre to both properties.

**VIEWINGS:**

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

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



**GROUND FLOOR**

**FRONT ENTRANCE DOOR TO**

**RECEPTION HALLWAY**

with tiled floor, stairs to the first floor accommodation, radiator, under stairs storage and door to

**SPACIOUS LOUNGE**

22'4 x 11'6 (6.81m x 3.51m)



with solid oak flooring, an attractive fireplace with multi fuel room heating range and radiator. French doors to the rear and window to the fore with pleasant outlook over the valley, wall lights and dimmer light switch.



**DOWNSTAIRS WC**

with wash hand basin, tiled floor and extractor fan.

## SPACIOUS KITCHEN/ DINING ROOM

13'8 x 23'1 max (4.17m x 7.04m max)

### KITCHEN AREA



Comprising an excellent range of base units with 1 and 1/4 bowl sink unit and mixer tap.. Stoves electric induction cooker range with double oven and 5 ring hob over. Stainless steel splashback and extractor fan. Breakfast bar, eye level units, tiled splashback and cooker point. Appliance spaces with built in freeze freezer, plumbing for automatic washing machine and dishwasher. Worcester free standing central heating boiler, spotlights, tiled floor, window to rear and a door to side

### DINING AREA



with solid oak flooring, radiator and window to fore.



### FIRST FLOOR ACCOMMODATION

#### LANDING

with stairs to second floor accommodation, radiator, airing cupboard and door to

### BEDROOM 1

12'4 x 7'9 (3.76m x 2.36m)



With window to rear, fitted wardrobe and radiator.

### BATHROOM

8'6 x 10'9 (2.59m x 3.28m)



comprising free-standing bath with mixer tap, WC, pedestal wash hand basin with mixer tap. Shower cubicle with TRITON shower, Exposed wooden floor, heated towel rail, extractor fan, radiator, obscured window to rear.

### BEDROOM 2

8'7 x 11'8 (2.62m x 3.56m)



with window to fore with fine rural views.

### BEDROOM 3

10'8 x 12'5 (3.25m x 3.78m)



With window to fore, with fore rural views, fitted wardrobe, and radiator.

### SECOND FLOOR ACCOMMODATION

landing with access to roof space and doors to

### SHOWER ROOM

comprising shower cubicle with TRITON unit, low level flush WC, wash hand basin, heated towel rail and extractor fan.

### BEDROOM 4

12'5 x 12'2 (3.78m x 3.71m)



with fitted mirrored wardrobe extending along one wall, window to side and radiator.

### BEDROOM 5

11'6 x 15'5 (3.51m x 4.70m)



with window to side, under storage cupboard and radiator



## EXTERNALLY

Garden shed and fuel store.  
Large garden to rear and side. 2 Garden sheds.  
Patio areas.  
Oil tank  
Large vehicular hardstanding to side, shrubs and borders.

## ALBION COTTAGE



## GROUND FLOOR

### FRONT ENTRANCE to

## LIVING ROOM

20'9 x 11'7 (6.32m x 3.53m)



with feature fireplace, under stairs storage cupboard and radiator. Window to fore and side door. Stairs to first floor accommodation and door to

## KITCHEN

10'1 x 13'8 (3.07m x 4.17m)



comprising large storage cupboard extending along one

wall. Base units incorporating an electric double oven and 4 ring hob. Work tops over. 1½ bowl sink unit with mixer tap. Eye level units, vinyl flooring and cooker point. Door and window to rear.



## UTILITY ROOM

6'4 x 5'7 (1.93m x 1.70m)

with plumbing for automatic washing machine, wash hand basin, storage cupboard, free standing Worcester oil fired central heating boiler. Downstairs wc.

## FIRST FLOOR ACCOMMODATION

### LANDING

with access to roof space and doors to

### BEDROOM 1

10'2 x 8'8 (3.10m x 2.64m)



with radiator and window to fore with fine views across the valley

### BEDROOM 2

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



with fitted wardrobe, radiator and window to fore with fine views across the valley

### BEDROOM 3

11'9 x 10'3 (3.58m x 3.12m )



with radiator and window to rear.

### BATHROOM

8'6 x 8'8 (2.59m x 2.64m)



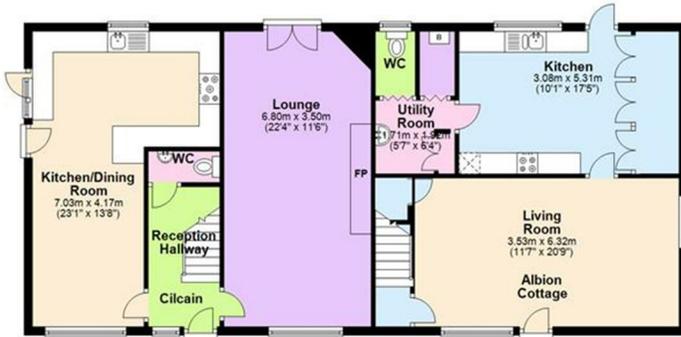
comprising bath with mixer tap, pedestal wash hand basin, WC and shower cubicle with TRITON shower. Cupboard housing the hot water cylinder and radiator. Obscured window to rear.

### DIRECTIONS

From Aberystwyth take the A44 trunk road through Llanbadarn and Capel Bangor towards Goginan. On the edge of the village (near the lights) turn left and proceed for approximately ¼ of a mile turn right at the crossroads and the properties can be seen on your right hand side half way along

### Ground Floor

Approx. 123.3 sq. metres (1327.0 sq. feet)



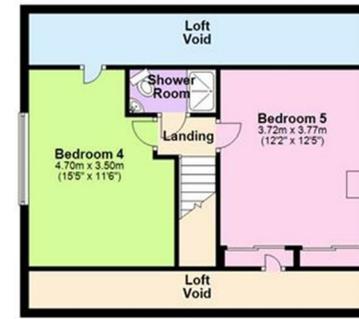
### First Floor

Approx. 110.9 sq. metres (1193.5 sq. feet)



### Second Floor

Approx. 57.8 sq. metres (622.0 sq. feet)



Total area: approx. 291.9 sq. metres (3142.5 sq. feet)

The Floor plans are for guidance only.  
Plans produced using Plansip.

Cilcain and , Albion Cottage, Goginan

## EPC Cilcain

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

## EPC Albion

Score	Energy rating	Current	Potential
92+	A		99   A
81-91	B		
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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