



**Capel Bethel ,
Swyddffynnon SY25 6AL
Guide price £395,000**



A stunningly converted 2 double bed roomed former chapel in a beautiful rural setting with spacious garden, outbuilding with gym/swim spa and ample parking.

Capel Bethel is superbly unique and is the perfect blend of a traditional and modern property. The 200 plus year old chapel was converted just over 10 years ago and has many benefits such as the solar panels, a thermaflow electric heating system, a full re-wire as well as re-plumb. This lovely home is well worthy of inspection and early viewings are highly recommended.

Local amenities are available at the village of Pontrhydfendigaid which is some 5 miles or so travelling distance to include primary school. Village shop and public houses. The university and market town of Aberystwyth is some 14 miles or so travelling distance on the coast. The town has a good range of local & national retailers to cater for the large local and student populations.

Tenure

Freehold

Viewing

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

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

Council Tax Band

Band E.

Services

Mains water & electric. Private Biopure waste treatment. Electric Thermaflow heating (Economy 10). Solar Panels. Fibre Optic broadband.

Front Entrance Door to

Kitchen Dining Room



A spacious room comprising shaker style fitted kitchen with integrated appliances, solid oak flooring, glazed eye level units, enamel sink with mixer tap and Rangemaster cooker. Window to side, radiator, door to understairs storage cupboard and doors to



Utility Room



With appliance spaces, storage area, solar panels control system and combi boiler.

Living Room



An attractive and bright living room with high ceilings, dual aspect chapel windows, solid oak flooring and arch with double doors to rear. Log burner on slate hearth with stone feature behind, ceiling fan and door to



Bathroom



A recently refurbished ultra modern Morris Brothers bathroom comprising of corner walk in shower cubicle with waterfall shower, wash hand basin and wc set in vanity unit with LED lit mirror above. Bath tub with jacuzzi jets, window to side, radiator, extractor fan and tiled surrounding walls.



Oak Staircase to First Floor Accommodation

Landing



With gallery view over the living area and doors to

Main Bedroom



A comfortable double bedroom with feature windows to fore and side, radiator, exposed wooden beams and dressing room.



Second Bedroom



Another good sized double bedroom with feature windows to fore and side, radiator and wardrobe space area.

Upstairs WC



With wc, wash hand basin set in vanity unit with mirror above, radiator, velux window and half tiled walls/flooring.

Externally

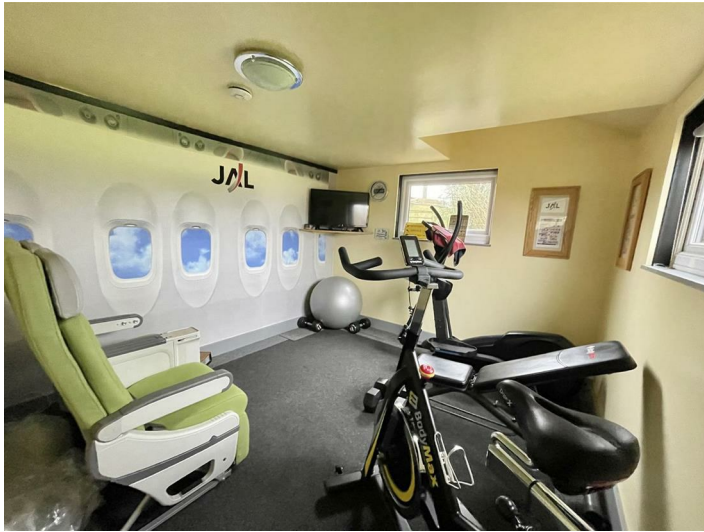


The property is approached via a gravelled driveway with gated access to a parking area with room for ample vehicles. Capel Bethel is set within sizeable enclosed grounds with several different seating areas, lawned garden, log store and planters.

Outbuilding Swim Spa & Gym



This outbuilding is a great space for leisure with the SwimSpa (included in the sale) as well as a gym room which could also be well utilised as an office for those that work from home.



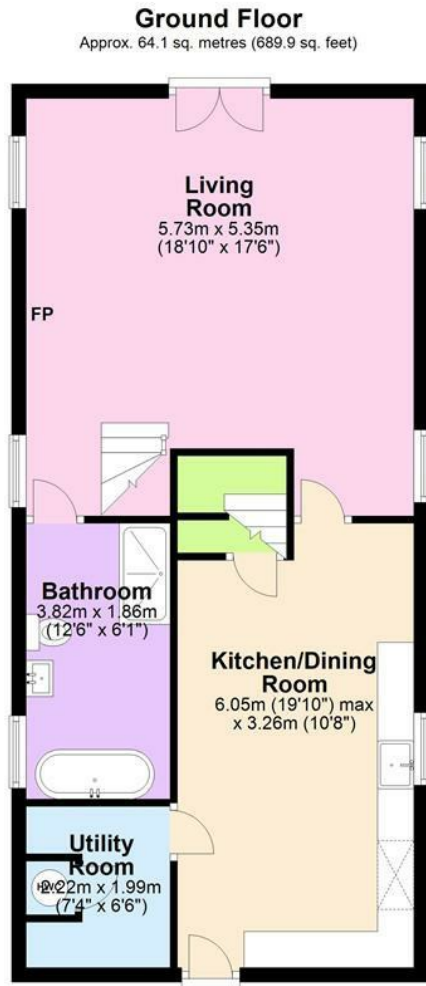
turning right at the staggered crossroad (opposite church on left) and proceed for a mile or so to the village, turning left by the Old School and Capel Bethel can be seen on the left hand side. . We recommend following the road a little further and turning round to enter the driveway.

Directions



There are several alternate routes to the property. We would suggest the following for the first inspection. Proceed south from Aberystwyth to Penparcau, turn left onto the A4120 Devils Bridge road and turn immediately right onto the B4340 Pontrhydfendigaid road and proceed to Ystrad Meurig

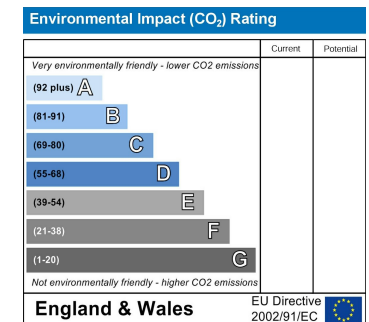
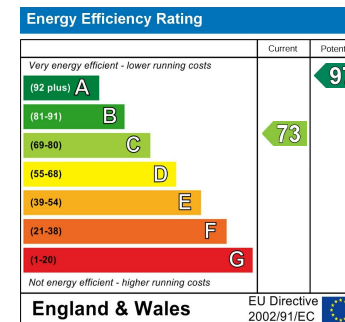
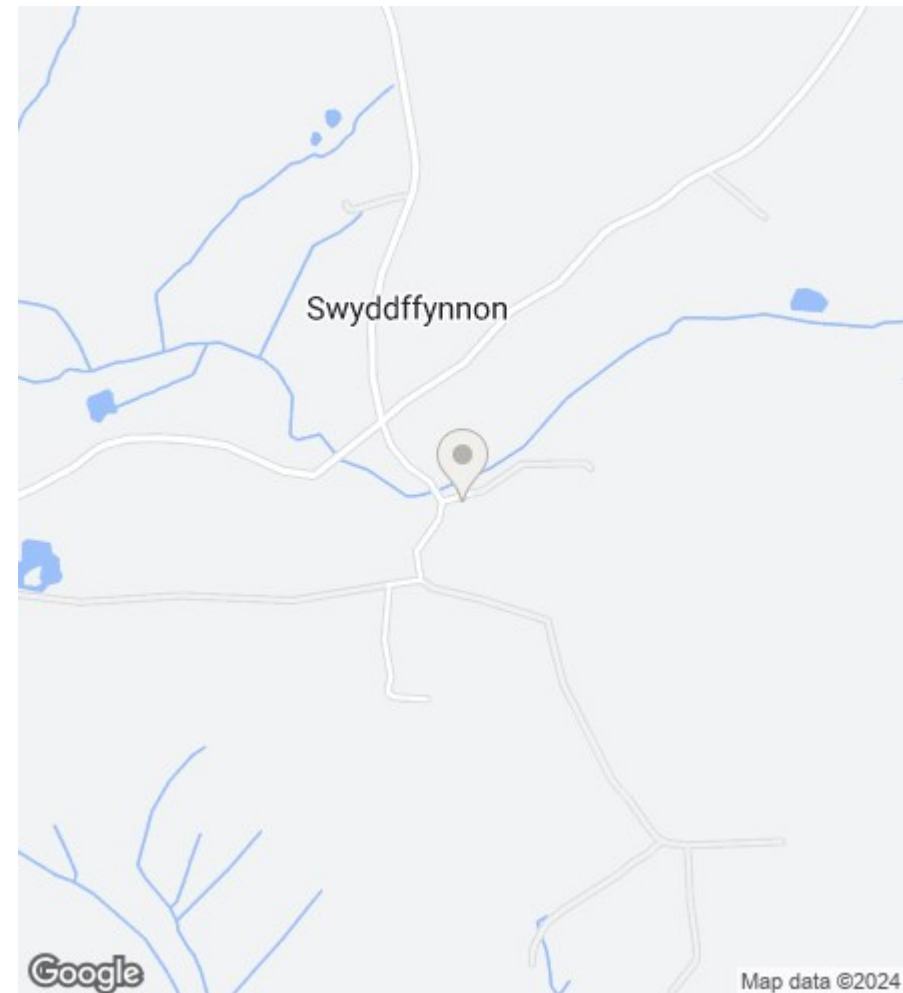




Total area: approx. 96.7 sq. metres (1040.7 sq. feet)

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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Capel Bethel, Swyddffynnon, YSTRAD MEURIG



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