



**Dinorwic , Cnwch Coch**  
**Aberystwyth Ceredigion SY23 4LQ**  
**Guide price £105,000**





## A traditional terraced 2 bedroomed cottage

with large rear garden.

Dinorwic forms part of a terrace of traditional cottages situated in the heart of the village of Cnwch Coch which is 9 miles inland from the university and market town of Aberystwyth. Cnwch Coch does offer a post office facility other local amenities are available at the near-by village Llanfihangel Y Creuddyn to include primary school and public house. Aberystwyth is a thriving university town with a good range of social, leisure and educational facilities to cater for the large local and student populations.

The cottage is of traditional construction with a more recent extension to the rear comprising of open plan living/ dining room, shower room and kitchen on the ground floor with 2 bedrooms on the first floor.

## TENURE

Freehold.

## SERVICES

Mains electricity and water. Private Drainage.

## VIEWING

Strictly by appointment with the sole selling agents: Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion, SY23 1NP.  
01970 626 160 or [sales@aledellis.com](mailto:sales@aledellis.com)

Dinorwic provides for the following accommodation, all room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

## FRONT ENTRANCE DOOR TO

## LIVING ROOM

18'2 x 15'6 (maximum dimensions) (5.54m x 4.72m (maximum dimensions) )



Comprising fireplace with multi fuel heating range set on a slate hearth, open tread stair case to first floor accommodation, feature exposed beams, night storage, part tiled and part laminated floor. Window to rear and access to

## SHOWER ROOM

7' x 6'3 (2.13m x 1.91m )



Cubicle with Mira shower pedestal wash hand basin and wc. Part tiled walls, quarry tiled floor, airing cupboard and wall mounted fan heater.

## KITCHEN

10'8 x 9'3 (3.25m x 2.82m )



Comprising of base units incorporating a 4 ring hob and Dipolmat electric cooker, tiled splash backs, work tops and eye level units. Plumbing for automatic washing machine and dishwasher. Single bowl stainless-steel sink unit with mixer tap, spot light, window to side, door and French door to rear.

## FIRST FLOOR ACCOMMODATION

### LANDING

With doors to

## BEDROOM 1

9'3" x 10'2 (maximum dimensions) (2.82m" x 3.10m (maximum dimensions))



With window to rear, exposed wooden floor, telephone point and night storage. Fitted wardrobe.

## BEDROOM 2

7'4" x 12'8 (maximum dimensions) (2.24m" x 3.86m (maximum dimensions))



With window to rear, fitted wardrobe, under eaves storage, exposed wooden floor and night storage heater.

## EXTERNALLY

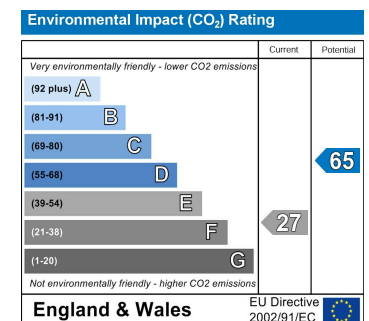
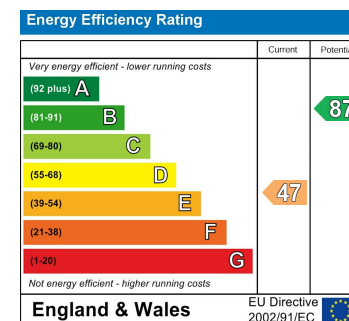
Decked area immediately to the rear of the kitchen in need of attention with paved area and steps leading up to the large enclosed rear garden which is south facing.

Garden Shed with power connected.

## DIRECTIONS

There are several alternate routes to Cnwch Coch, I suggest the following for the first inspection.

Take the A487 coastal trunk south to Southgate, branch left onto A420 and also immediately right onto the B4340 Pontrhydfendigaid road. Proceed through New Cross to Abermagwr turning left onto the Pontrhydygroes road, take the 2nd turning on your left to the village and turn right opposite the bus stop and Dinorwic is a short distance along the road on your right hand side.



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