Pant Yr Owen Cwm Maethlon,
Tywyn Gwynedd LL36 9HU
Guide price £450,000

ALED ELLIS

On the kind instructions of
G H & V A Edwards.

A 43 acre (or thereabouts) farm in the Snowdonia National Park 2 miles from Tywyn comprising of traditional 3 bedroomed farmhouse, attached traditional outbuilding and 2 modern outbuildings

Aled Ellis & Co have been favoured with instructions to offer for sale this highly desirable south farm situated in an area of outstanding natural beauty with fine views over the surrounding countryside. Tywyn and the popular coastal village of Aberdyfi are within a short travelling distance providing for local amenities and both primary and secondary schools.

The farmhouse currently provides for comfortable 3 bedroomed accommodation. If desired and subject to planning the attached traditional stable may be converted to additional accommodation. There are also 2 modern agricultural outbuildings and workshop with loft over. The land is intersected by the Tywyn to Pennal road with about 10 acres of level land below the road.

TENURE:
Freehold

SERVICES:
Mains electricity, private water and drainage.

VIEWING:
Strictly by appointment with the sole selling agents:- Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com

Pant Yr Owen provides for the following accommodation. All rooms dimensions are approximate. All images have been taken by a wide angle lens digital camera. There appears to be ample power points.

SOLICITORS
Evans Roberts Solicitors, Trefeddyg, High Street, Tywyn, Gwynedd LL36 9AD 01654 710 308. Ref B.R.

GROUND FLOOR

FRONT ENTRANCE DOOR to

RECEPTION HALLWAY
with Quarry tiled floor and door to

LIVING ROOM
10'2 x 14'5 (3.10m x 4.39m)

An attractive inglenook fireplace with multi fuel heating range. Exposed beams and window to side.

SITTING ROOM
8'5 x 12'8 (2.57m x 3.86m)
With window to side.

INNER HALLWAY
with quarry tiled floor.

PANTRY
10'1 x 5'4 (3.07m x 1.63m)
With worktop and slate floor.

KITCHEN/DINING ROOM
10'5 x 11'8 (3.18m x 3.56m)

comprising double drainer stainless steel unit with mixer tap. Oil fired Rayburn which heats the domestic hot water. Range of base and eye level units with worktops and appliance spaces. Plumbing for automatic washing machine, extractor fan and tiled splashbacks. Door and window to fore.

FIRST FLOOR ACCOMMODATION

LANDING
with Slate display shelf, linen cupboard and doors to

BEDROOM 1
10'7 x 12'3 (3.23m x 3.73m)
Feature fireplace with oak beams. Walk in cupboard with shelving.

BEDROOM 2
8' x 8'8 (2.44m x 2.64m)
with fitted wardrobe and velux window.

BEDROOM 3
9'5 x 11'3 (2.87m x 3.43m)

With window to side.

BATHROOM
8'9 x 13'6 (2.67m x 4.11m)

Comprising of shower cubicle with Galazy shower, wc, bath and wash hand basin. Airing cupboard with copper hot water cylinder. Advent extractor fan.

EXTERNALLY
Pant Yr Owen is approached over a short farm track from the Cwm Maethlon road leading to a vehicular hardstanding area.

Front garden with greenhouse. Outside wc.

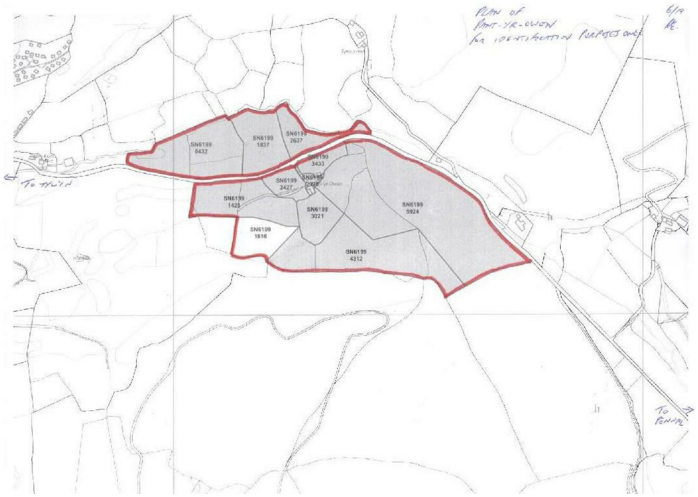
ATTACHED TRADITIONAL FORMER STABLE
22' x 15' (6.71m x 4.57m)
currently livestock loose boxes.

THREE BAY MODERN IMPLEMENT SHED

with concrete floor

FURTHER MODERN OUTBUILDING
on the other side of the collecting yard comprising of 45’ x 32’ sheep shed and 15’ x 15’ workshop with loft over.

THE LAND



The land in total amounts to 43.2 acres (or 17.52 hectares) as highlighted on the plan and schedule of acreages. Of the total area about 4.2 acres are non grazing land to include the homestead and area of woodland. 10 acres of land is situated below the road comprising of level meadow land divided into 3 enclosures and bordering the river Dyffryn Gwyn. The land is well sheltered with a corrugated iron implement shed in enclosure 1837.

The land within close proximity of the homestead is mainly clean pasture. The remainder of the land comprises of unimproved mountain with part of 4312 on the southern boundary being improved clean pasture. Enclosure 1816 is an area of woodland.

SCHEDULE OF ACREAGES

SCHEDULE OF ACREAGES

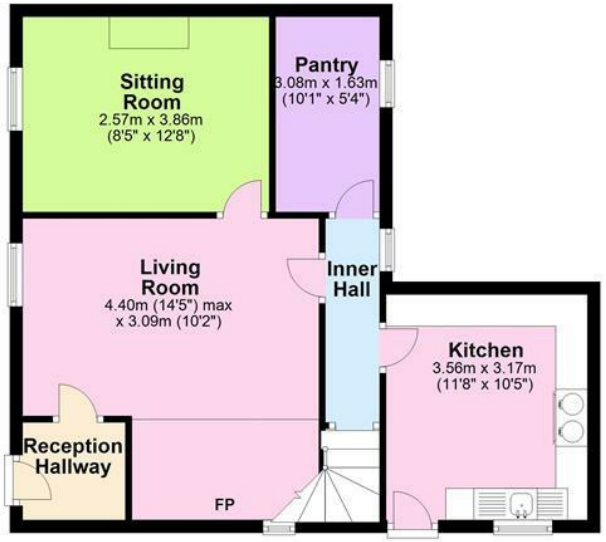
PANT YR OWEN, CWM MAETHLON
TYWYN, LL36 9HU

Enclosure Number	Area
0432 (Below road)	2.04
1837 (Below road)	1.22
2637 (Below road)	0.77
1423	1.59
2427	0.46
2928 (Homestead)	0.14
3433	0.38
3021	0.71
4312	3.11
5024 (Mountain)	6.25
1824 (Woodland)	0.85
Total Area	**17.52 hectares or 43.20 acres**
1.72 hectares (or 4.25 acres) is non grazing land	

DIRECTIONS

From Aberystwyth take the A487 trunk road north for 18 miles to Machynlleth. Proceed through the town ignoring all turnings for a further mile or so. Turn left immediately after Dyfi bridge on to the A493 trunk road. Proceed through Aberdovey for a further 4 miles before turning right to Happy Valley (Cwm Maethlon). Proceed for approximately a mile over a bridge and Pant yr Owen will be the first farm of the right hand side. OS reference SN613992

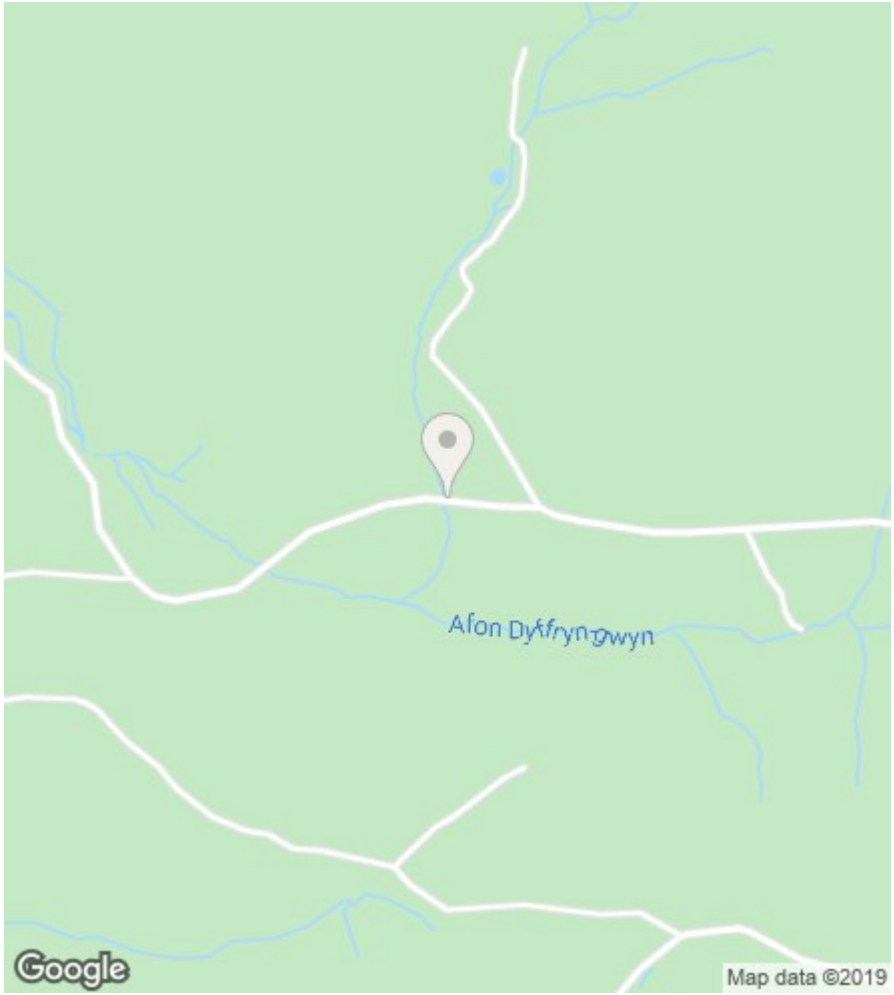
Ground Floor

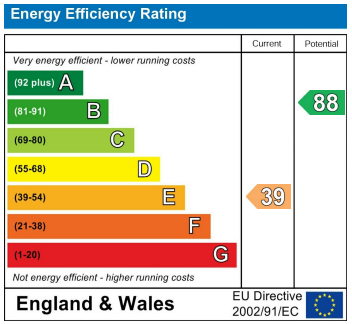


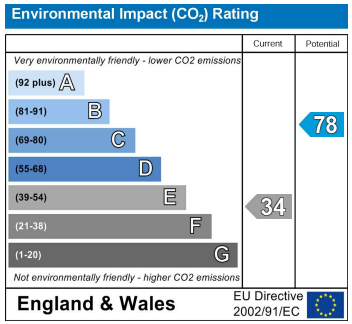
First Floor

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

Pant yr Owen, TYWYN







16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
Tel/Ffon: 01970 626160
Email/E-Bost: sales@aledellis.com