



New Inn , Cwmerfyn
Aberystwyth Ceredigion SY23 3JD
Guide price £285,000



A well looked after 3 bedroomed traditional house extensively and sympathetically refurbished with large garden and pleasant rural views.

The quiet rural former mining village of Cwmerfyn is situated some 9 miles inland from Aberystwyth in unspoilt open countryside. New Inn as the name implies is a former public house which provides for well looked after 3 bedroomed accommodation as highlighted in the attached floor plan. Prospective purchasers will also appreciate the larger garden with numerous outbuildings and the attached garage which could be incorporated as additional accommodation subject to obtaining the necessary consents.

The nearby village of Penrhyncoch provides for local amenities to include primary school, general store and garage. Aberystwyth is some 9 miles travelling distance on the coast and provides for social leisure and educational facilities and is one of the largest towns in mid Wales.

TENURE

Freehold.

COUNCIL TAX

Tax band C.

SERVICES

Mains electricity and water, private drainage.

VIEWING

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

New Inn provides for the following accommodation. All room dimensions are

approximate. All images have been taken with a wide angle lens digital camera.

Ground Floor

Front entrance door to

Dining Room

16'2 x 7'5 (4.93m x 2.26m)



Stairs to first floor, electric slimline heater, recess with shelving. Exposed beams and window to fore.

Living Room

16'6 x 12'4 (5.03m x 3.76m)



Fireplace housing a Morso multi fuel heating range with recess shelving to each side. Under stairs storage cupboard. Decorative over mantle and feature bread oven. Exposed beams and window to fore.

Modern Kitchen

20'3 x 6'9 min x 15'4 max (6.17m x 2.06m min x 4.67m max)



L shaped in nature. Single drainer sink unit with mixer tap. Range of base units incorporating a Rangemaster Classic 110 electric cooking range with LPG five ring hob and griddle. Plumbing for automatic washing machine eye level units one housing the electric consumer units. Part laminated tiled floor and part slate. Double doors to side, shelved larder cupboard and slimline electric heater, access to garage, Velux window and window to rear.



Bathroom

11 x 7 max (3.35m x 2.13m max)



Bath, WC, pedestal wash hand basin, shower cubicle with Triton shower, wall mounted fan heater, electric slimline heater, airing cupboard, tiled floor and obscured window to rear and Velux window.

First Floor

Landing

Electric slimline heater, access to part boarded roof space.

Doors to

Bedroom 1

10'4 x 9'5 (3.15m x 2.87m)



Fitted bespoke wardrobes and cupboards, window to fore.

Bedroom 2

13'2 x 6'7 (4.01m x 2.01m)



Electric slimline heater, fitted bespoke wardrobe and window to fore.

Bedroom 3

16'5 x 7'5 (5.00m x 2.26m)



Exposed wooden floor, windows to fore and side, fitted bespoke wardrobes.

Externally



Vehicular hardstanding for 2/3 cars to the fore. External water tap.



There is a useful covered seating area to the side of the property. Steps and pedestrian paths lead to the well laid out terraced garden. There is a summer house with covered seating area on the highest level with pleasant views over the surrounding countryside. Lawned areas, trees, shrubs and flower borders.





Garage

19'6 x 15 (5.94m x 4.57m)



Electric front roller door, workbench and shelving.

Workshop

16 x 10 (4.88m x 3.05m)

Power connected.

Garden Shed

8 x 8 (2.44m x 2.44m)

With side extensions adjoining deck and covered areas. With power connected.

Lean to log store / veranda

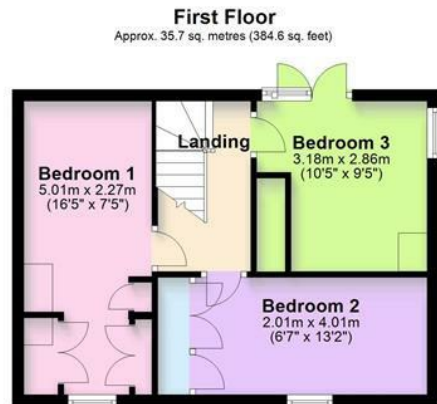


DIRECTIONS

A487 Trunk road north for 2 miles before turning right to Penrhyncoch. Take the first turning right and proceed up through the village before turning right to Penbontrhydybeddau. Proceed through the village and keeping to the right to Cwmerfyn. The property is on the left hand side in the middle of the village.

Grid Reference SN69844 82926

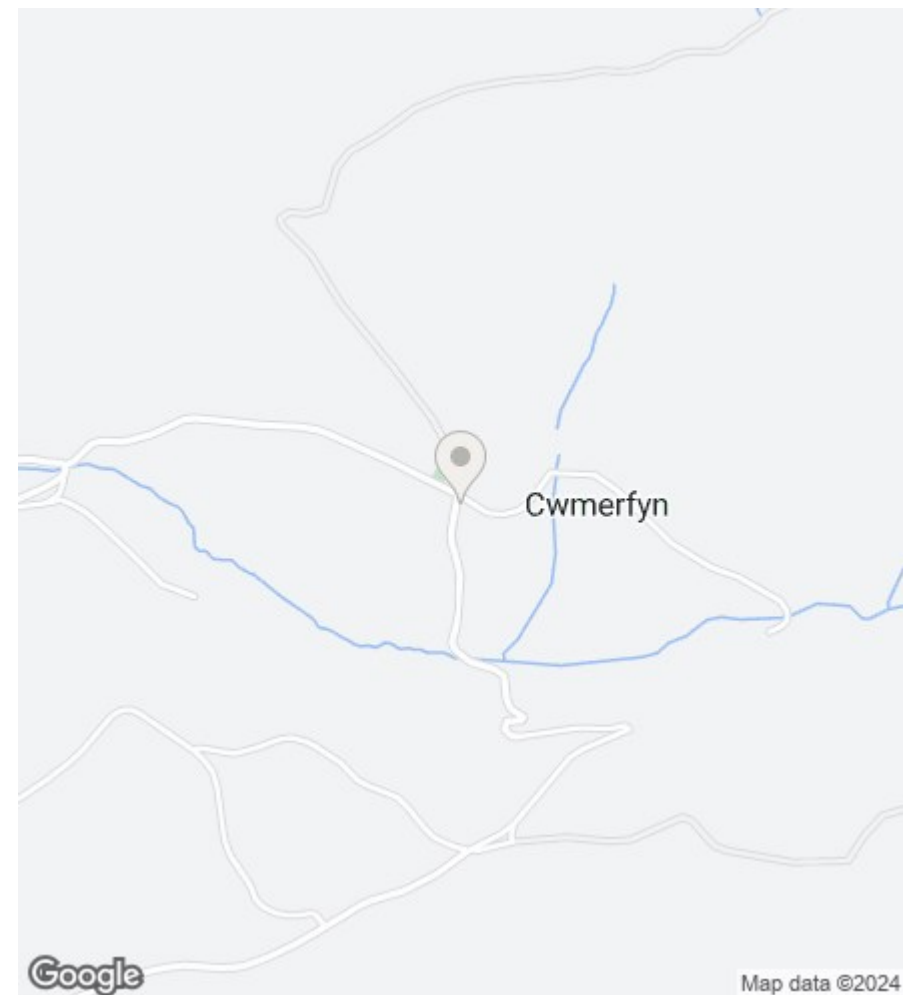
What Three Words – Crunchy . Group . Deeds



Total area: approx. 127.9 sq. metres (1377.2 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.

New Inn , Cwmerfyn, Aberystwyth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		50	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com