



**The Dingle , Rhydyfelin
Aberystwyth Ceredigion SY23 4PX
Guide price £265,000**



For Sale by Private Treaty

Conveniently located to Aberystwyth a detached traditional 4 Bedrooomed house in need of total modernisation together with 0.4 acres of garden known as

The Dingle
Rhyd y Felin
Aberystwyth
SY23 4PX

The Dingle forms part of a Cul-de-Sac of residential properties which are located just off the A487 trunk road between Penparcau and Rhyd y Felin. Aberystwyth is within 2 miles travelling distance and Penparcau nearby provides for local amenities to include General Stores, Post Office and Primary School.

The Dingle provides for spacious accommodation (see floor plan) but is in need of total refurbishment. The grounds amount to 0.4 acres as highlighted in red on the Land Registry Plan Title Number CYM145281. Prospective purchasers should note that parking is very limited in the area. As part of the improvements (Subject to Consent) it may be possible to provide for off-road parking to the side of the property.

TENURE

Freehold

SERVICES

Mains electricity, water and drainage.

VIEWING

Strictly by appointment through the sole selling agent Aled Ellis & Co Ltd., 16 Terrace Rd,

Aberystwyth. 01970 626160 or sales@aledellis.com

COUNCIL TAX

Band F

The Dingle provides for the following accommodation. All dimensions are approximate. All images have been taken with a wide angle lens digital camera.

Half glazed front entrance door to

RECEPTION HALLWAY

Stairs to first floor accommodation, under stairs storage cupboard. Door to

SITTING ROOM

11'7 x 12' (3.53m x 3.66m)

Feature fireplace with wooden mantle and surround. Bay window with leaded/coloured glass feature.



DINING ROOM

15' x 14'2 max (4.57m x 4.32m max)

Large picture window to fore. Tiled fireplace, cupboards, parquet floor.





LIVING ROOM

11'9 x 19'8 (3.58m x 5.99m)



Tiled fireplace with wooden mantle and surround.
Bay window with leaded/coloured glass feature.
Windows to side.

KITCHEN

12'4 x 12'4 (3.76m x 3.76m)

Single drainer sink unit. Solid fuel Rayburn. Basic units. Quarry tiled floor.



WALK IN PANTRY

Door to side.

INNER HALLWAY

Doors to

UTILITY ROOM

8'4 x 7'3 (2.54m x 2.21m)



with Belfast sink.

STOREROOM

SHOWER ROOM

11'7 x 5'4 (3.53m x 1.63m)

WC cubicle, washbasin, quarry tiled floor and window to side.

FIRST FLOOR

LANDING

Two cupboards, access to roofspace. Door to

BEDROOM 1

11'7 x 16'5 (3.53m x 5.00m)



Window to fore.

BEDROOM 2

14'3 x 10'6 (4.34m x 3.20m)



Window to fore.

BEDROOM 3

11'7 x 11'9 (3.53m x 3.58m)



Window to fore.

BEDROOM 4

13'9 x 8'6 (4.19m x 2.59m)



Windows to side. Fitted wardrobe and door to under eaves storage.

BATHROOM

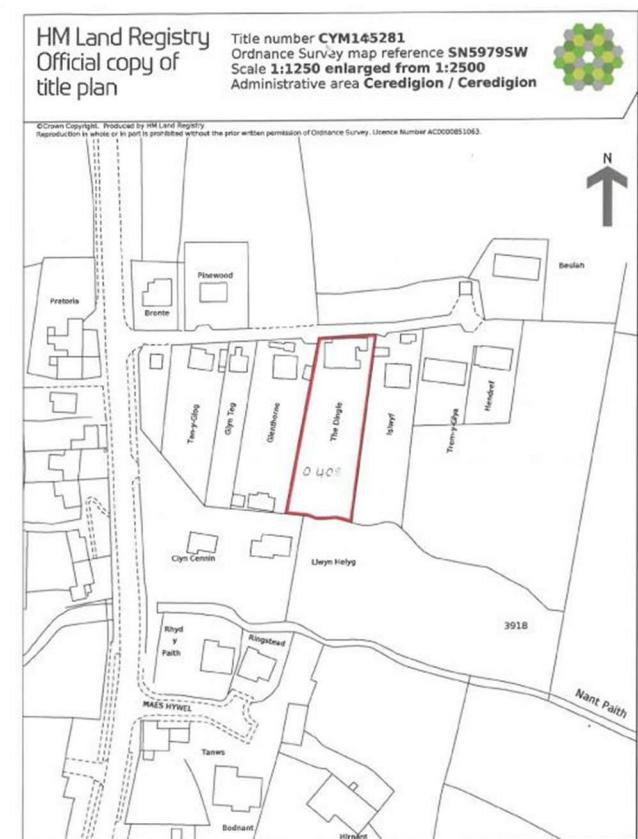
13' x 6'7 (3.96m x 2.01m)



Old 3 piece suite. Walk in airing cupboard together with large storage cupboard.

EXTERNALLY

Large overgrown garden to fore as highlighted on the Land Registry Plan. We calculate that the land (inclusive of house) amounts to 0.4 acres.



DIRECTIONS

OS Grid Reference SN59364 79257

(What3Words: activity.crash.undertone)

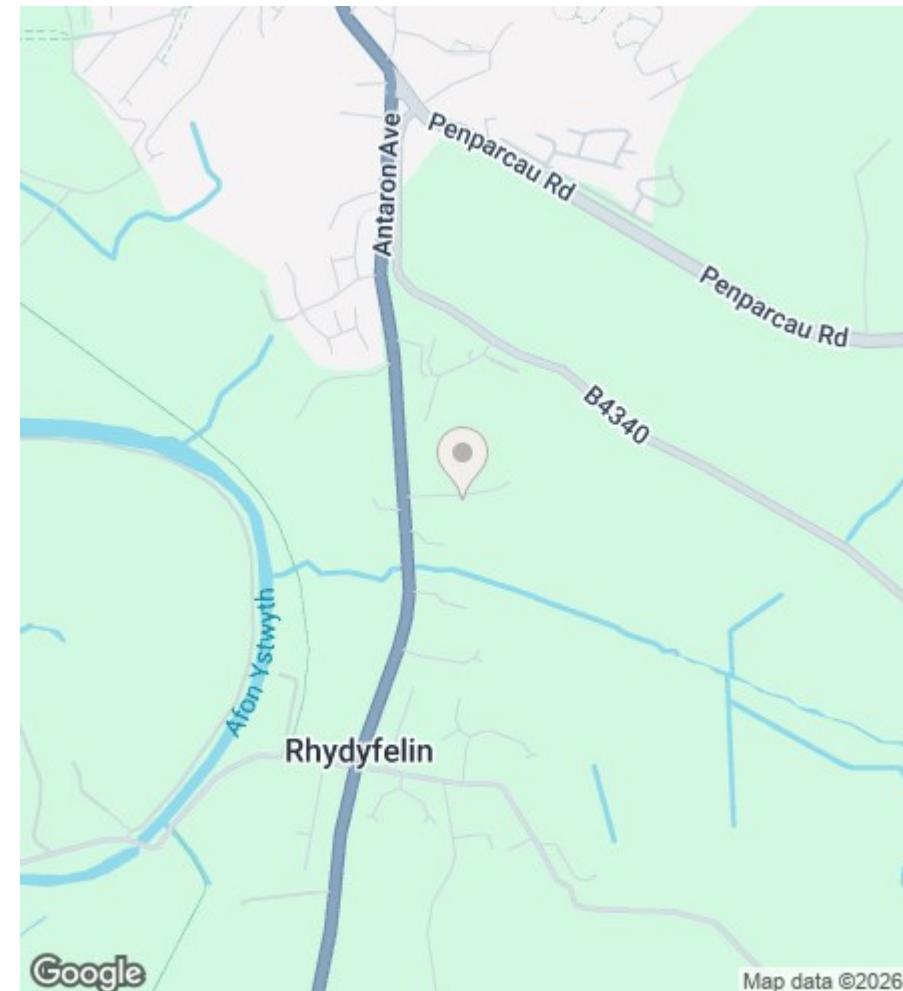
Take the A487 South through Penparcau towards Rhydyfelin. Turn left on the middle of the hill. The Dingle is the fifth property on the right-hand side denoted by a For Sale sign. Parking is restricted in this area.

LAND REGISTRY PLAN





The Dingle, Rhydyfelin, Aberystwyth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com