



**Old Post Office , Capel Bangor**  
**Aberystwyth Ceredigion SY23 3LR**  
**Guide price £225,000**



A spacious 4 bedroomed traditional property with off road parking detached garage and garden.

As the name implies this former Post Office is a double fronted traditional property well situated abutting the main A44 trunk road some 6 miles inland from Aberystwyth. The 4 bedroomed family accommodation which is in need of modernisation is convenient to all local amenities which include primary school and public house.

There is a regular bus service from the village to Aberystwyth. The town has a good range of both local and national retailers in addition to major employers such as the University, Bronglais Hospital and the national Library of Wales.

**TENURE:**

Freehold

**SERVICES:**

Mains electricity and water. Private Drainage.

**COUNCIL TAX:**

Band

**VIEWING:**

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

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

**GROUND FLOOR**

**HALF GLAZED FRONT ENTRANCE DOOR TO RECEPTION HALLWAY**

with radiator and stairs to first floor accommodation. Doors to

**LIVING ROOM**

12'7 x 16'4 (3.84m x 4.98m )



Attractive stone fireplace set on a slate hearth. Feature exposed beams, wall light and radiators.



**KITCHEN/ DINING ROOM**

17'1 x 13'4 (5.21m x 4.06m )



with brick fireplace with feature bread oven and oil fired Rayburn. Single drainer stainless steel sink unit with mixer tap, Beko cooking range. Base and eye level units, radiators and cupboard.



### UTILITY ROOM

4'8 x 14'8 (1.42m x 4.47m )



with stainless steel sink unit, tiled floor and door to rear.

### DOWNSTAIRS WC

### SITTING ROOM

15'5 x 10'1 (4.70m x 3.07m )  
with recess cupboard, door and window to fore.

### FIRST FLOOR ACCOMMODATION

### LANDING

with access to roof space and doors to

### BEDROOM 1

7'1 x 16'6 (2.16m x 5.03m )



with radiator and windows to fore.

### BEDROOM 2

18'3 x 6'2 (5.56m x 1.88m )  
with radiator and window to fore.

### BEDROOM 3

10'4 x 12'2 (3.15m x 3.71m )



with radiator and window to side.

### BEDROOM 4

11'3 x 14'4 (3.43m x 4.37m )



housing the Air Source KODIAK heating system, radiator and window to rear.

## BATHROOM

10'4 x 6'7 (3.15m x 2.01m )



comprising bath with mixer tap & Triton shower over, WC and wash hand basin. Recess cupboard with shelving. Former airing cupboard and obscured window to side.

## EXTERNALLY



Vehicle hardstanding leading to

## GARAGE

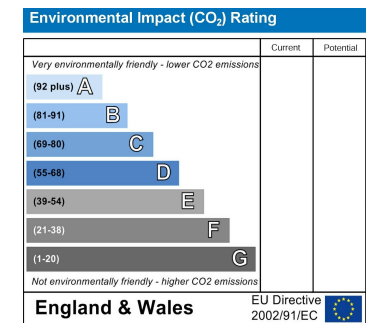
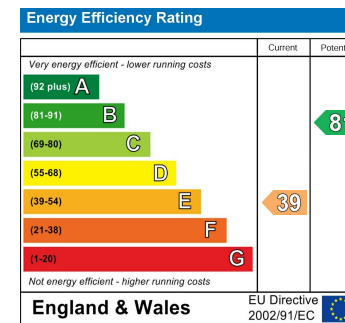
10'1 x 18'3 (3.07m x 5.56m )

with double door to fore and pedestrian access from the utility room.

Rear and side areas with patio and oil tank.

## DIRECTIONS

From Aberystwyth take the A44 trunk road inland for approximately 7 miles and the The Old Post Office is on the left hand side on the crossroads. The property is denoted by a for sale board.



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