



**Ysgoldy (Old Sunday School) Llywernog, Ponterwyd
Aberystwyth Ceredigion SY23 3AB**

Guide price £425,000



For Sale By Private Treaty

A recently refurbished detached 4 bedroomed smallholding set in approximately 5 acres or thereabouts of land

YSGOLDY (OLD SUNDAY SCHOOL)
LLYWERNOG
PONTERWYD
ABERYSTWYTH
CEREDIGION
SY23 3AB

The property abuts the mains A44 trunk road at Llywernog a mile or so from Ponterwyd which provides for local amenities of garage/ general stores, Primary school and Public house. The smallholding is in an area of outstanding natural beauty with the Nant Y Moch and Dinas Reservoirs, Cambrian Mountains and Devils Bridge are situated nearby.

Aberystwyth (the largest town in Ceredigion) is some 10 miles or so travelling distance on the coast, the town having a good range of facilities to include secondary schools and most of the major banks. Aberystwyth is a popular tourist attraction with a long promenade, Castle and Constitution Hill being some of the tourist attractions.

Ysgoldy has been tastefully renovated throughout whilst retaining original features and is well worthy of inspection. In addition to the main access there is a further vehicular access from the trunk road from the lane which leads to the Silver Lead Mine Museum. The extent of the land is highlighted in the attached plan and drone photography.

TENURE

Freehold

SERVICES

Private drainage, mains electricity and water. Oil fired central heating. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

MONEY LAUNDERING REGULATIONS

Successful parties will be required to Provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

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

Ysgoldy provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

PLEASE NOTE - The renovation works included the following - New central heating system, including all new radiators and pipe work throughout.

All new double glazed windows and doors.

Re roofed with new upvc velux windows and insulation.

New septic tank

New kitchen has solid wood doors and oak work tops.

Old part of the property has also been re wired on the ground floor.

FROM THE SIDE - FRENCH DOORS TO

SPACIOUS KITCHEN/ DINING ROOM

13'2 min 20'2 max x 21'1 (4.01m min 6.15m max x 6.43m)



with an excellent range of base and eye level units housing a Fisher & Payker cooking range comprising of a 6-ring gas hob and electric double oven with stainless steel extractor fan. Double drawer dishwasher and Belfast sink with mixer tap. Tiled splashbacks, shelving and window to side. Exposed wooden floor. Attractive brick fireplace with 11kw room heating range on a raised slate hearth. Dining area has French doors to side seating area , radiator and ceiling lights. Doors to





LIVING ROOM
15' x 12' (4.57m x 3.66m)



with Bi-fold doors to side paved patio, window to side and radiator. Secondary stairs to first floor and door to



UTILITY ROOM
11'3 x 9'3 max (3.43m x 2.82m max)



comprising single drainer stainless steel sink unit with mixer tap. Plumbing for automatic washing machine and drier. Freestanding oil-fired central heating boiler. Door to garden.

SNUG

8'7 x 10'6 (2.62m x 3.20m)



with an attractive feature brick fireplace, radiator and window to side.

DOWNSTAIRS WC

with wash hand basin with mixer tap set in slate top, bedroom furniture and window to side.

RECEPTION HALLWAY

with stairs to first floor accommodation, radiator and doors to

FIRST FLOOR ACCOMMODATION

stairs from living room to



BEDROOM 1

12'3 x 11'8 (3.73m x 3.56m)



with part sloping head room, laminated floor and door to

EN-SUITE BATHROOM

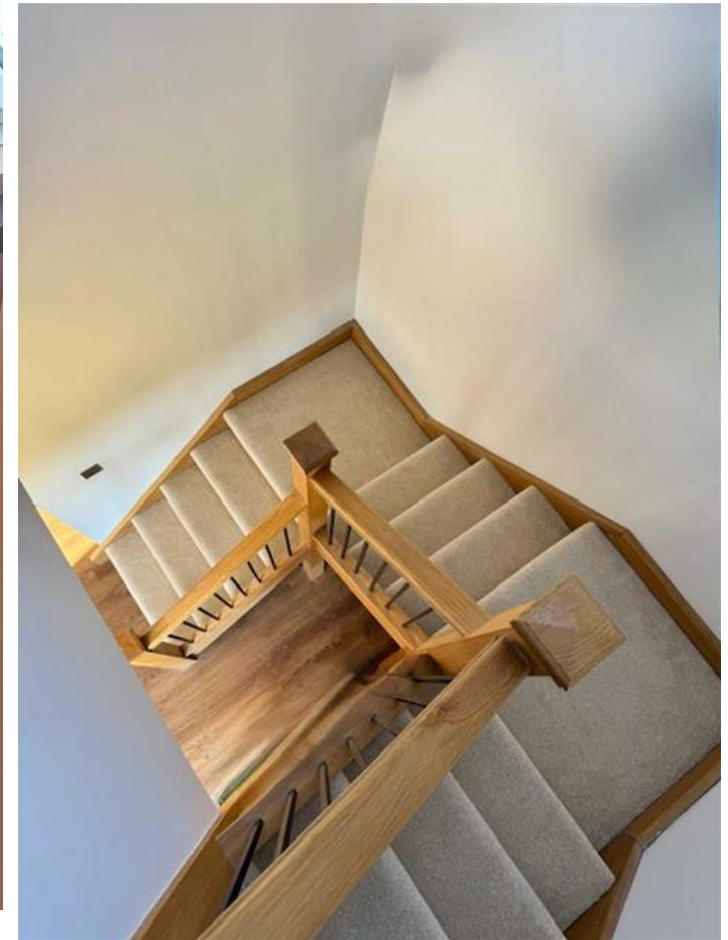
8'4 x 5'2 & 3'8 x 5'4 (2.54m x 1.57m & 1.12m x 1.63m)



(two areas) comprising wash hand basin in bedroom furniture, shower cubicle, corner bath and 2 Velux windows.



FROM RECEPTION HALLWAY



STAIRS TO FIRST FLOOR ACCOMMODATION

LANDING
with doors to

BATHROOM

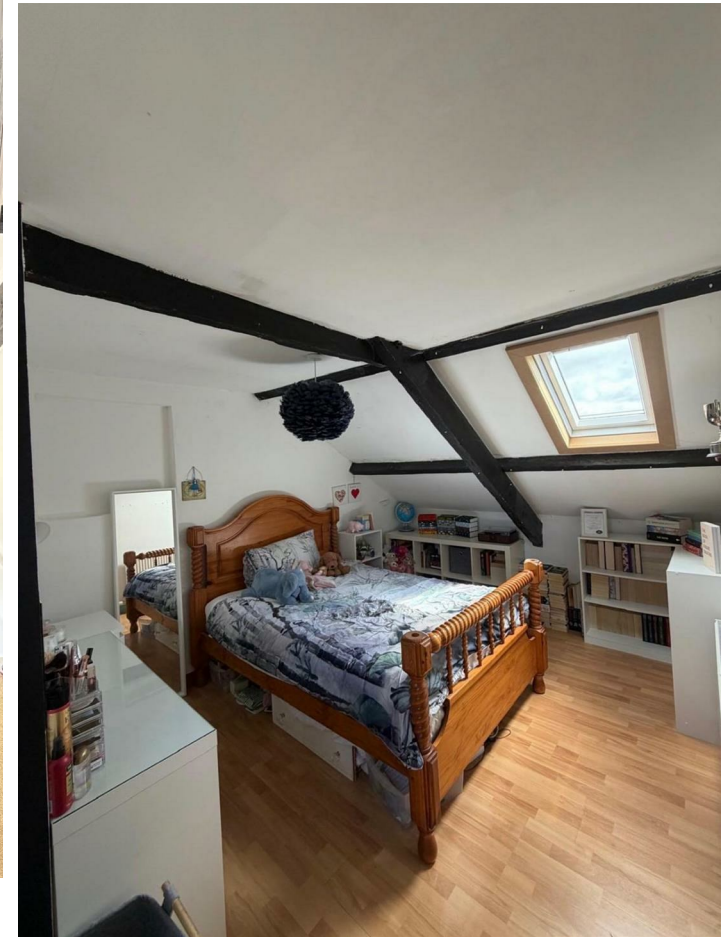


comprising bath with tap, shower cubicle, wash hand basin and heated towel rail.



BEDROOM 2

8'8 x 9'4 (2.64m x 2.84m)



with Velux window, laminated floor and radiator. Exposed beams.

BEDROOM 3

8'1 x 9'6 (2.46m x 2.90m)



with Velux windows, laminated floor and radiator. Exposed beams.

BEDROOM 4

10'2 x 12'5 min (3.10m x 3.78m min)

with Velux window and radiator.

EXTERNALLY

Main and secondary access from the trunk road for the ease of stock management. Immediate grounds with vehicular hard standing area, paved patio, stables and summer houses.

SUMMER HOUSE 1

16'4" x 9'10" (5 x 3)



with heating and electric, fully insulated with double glazed upvc windows and french door.

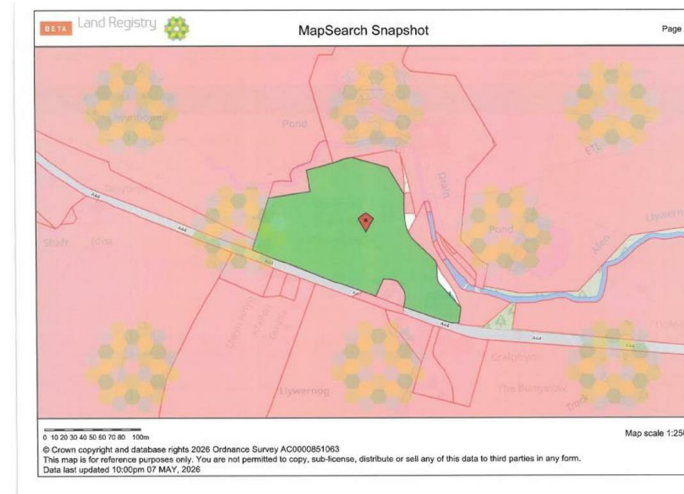
SUMMER HOUSE 2

9'10" x 7'10" (3 x 2.4)



Wood construction with upvc double glazed French door.

LAND



DIRECTIONS

(WHAT3WORDS – starring.quiz.cackling

From Aberystwyth take the A44 trunk road inland for approximately 10 miles through the villages of Capel Bangor and Goginan towards Ponterwyd. Ysgoldy is denoted by a for sale board on the left-hand side at Llywernog.

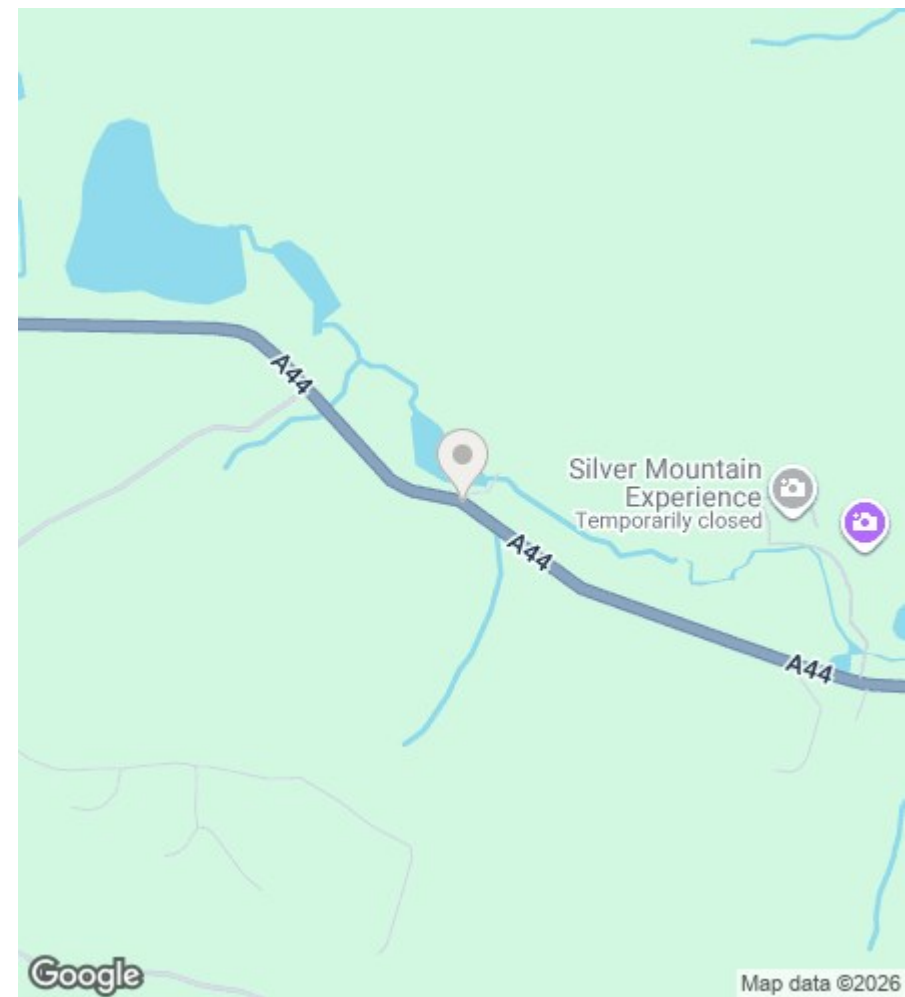


Approximately 4 acres, separated into paddocks. Large garden area with good selection of fruit trees and poultry enclosure, there is also a large pond area near the additional access gate to the property

The paddocks are situated to the rear of the property as highlighted in the photography.







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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			49
(21-38) F			
(1-20) G			13
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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