

Fountains, Moriah, Capel Seion
Aberystwyth, Ceredigion, SY23 4EB
Guide price £615,000

ALED ELLIS

For Sale by Private Treaty

An architect designed 4/5 bedroomed detached home, idyllically situated in open countryside but remains conveniently close to town with approximately an acre of enchanting grounds known as

Fountains
Moriah
Capel Seion
Aberystwyth
Ceredigion
SY23 4EB

Fountains was built in 1971 on the site of the Old Sawmill to the nearby Nanteos Mansion Estate. It is now offered For Sale for only the second time in over half a century.

The accommodation is well presented throughout and provides for comfortable family accommodation on 2 floors with solid oak-veneered internal doors and fitted bedroom furniture by Hammonds and Ligne Roset.

Moriah is a hamlet located within 4 miles of the University and market town of Aberystwyth. The town has a good range of both local and national retailers in addition to major employers such as the University, National Library of Wales and Bronglais Hospital. Local amenities are available nearby at Penparcau to include primary school, general stores and post office.

The grounds have been well laid out with a raised terrace of natural slate housing a Hartley Botanic Greenhouse, wildflower area, stream/ water feature, raised flower beds, fruit cage and multipurpose workshop and garden store.

Our client is happy to share the history of the Fountains with you, please feel free to request it through us.

TENURE
Freehold

SERVICES
Mains water and electricity. Private drainage. Ultra-Fast Broadband. Double glazing. Heating by means of night storage heaters. Please refer to Ofcom by using the following link: www.checker.ofcom.org.uk

COUNCIL TAX
Band F

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

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.

LAND TRANSACTION TAX
The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at https://www.gov.wales/land-transaction-tax-calculator and/or seek advice from your solicitor or financial adviser.

Fountains provides for the following accommodation. All room dimensions are approximate.

GROUND FLOOR
Front entrance door to

RECEPTION HALLWAY
10'2 x 9'4 (3.10m x 2.84m)



Wood block floor (carpeted), open tread staircase to first floor accommodation. Night storage heater, broom cupboard and door to

FRONT LOUNGE
17' x 13'7 maximum (5.18m x 4.14m maximum)
Patio doors with views over the garden. Exposed stove fireplace with inset woodburning range with slate hearth. Storage heater. Window to side.















DINING AREA
11'9 x 13'2 (3.58m x 4.01m)
Window to side and night storage heater.

MODERN KITCHEN
9'11 x 13' (3.02m x 3.96m)
Comprising base units with pull-out units, carousels and worktops, oven with NEFF 4 ring hob. Fitted NEFF double oven, eye level units with fitted microwave. NEFF stainless steel extractor fan. 1 ½ bowl single drainer sink unit with mixer tap. Splashback and tiled floor. Plumbing for dishwasher. Window to side, tiled floor and night storage heater.

BREAKFAST AREA
9'4 x 9'3 (2.84m x 2.82m)
Large picture window to side, tiled floor and night storage heater.



INNER HALLWAY
Door to side. Door to

SEPARATE WC
Fully tiled with Villeroy and Boch tiles.

UTILITY ROOM
2'10 x 1'10 (0.86m x 0.56m)
Single drainer stainless steel unit. Worktop, appliance space, plumbing for washing machine and dryer. Fully tiled with Villeroy and Boch tiles. Door to side.



SECONDARY LOUNGE
11' x 21'11 (3.35m x 6.68m)
A spacious room with windows to rear and side. Patio doors to fore. Night storage heater, laminated floor, free standing woodburning range on a slate hearth.





FIRST FLOOR

LANDING
With slimline electric heater. Extensive storage cupboards, ladder access to part boarded roof space with light, linen cupboard together with a further storage cupboard below window. Door to

MASTER BEDROOM 1
13' x 14'10 (3.96m x 4.52m)
Windows to fore and side, slimline electric heater and fitted wardrobe. Door to shower room.







BEDROOM 2

12'6 x 11' (3.81m x 3.35m)

Ligne Roset fitted wardrobe unit extending along the wall. Patio door to balcony with views over the garden. Slimline electric heater. Door to shower room.





SHOWER ROOM (Jack and Jill)

9'1 x 6'2 (2.77m x 1.88m)

Large shower cubicle, wash basin, heated towel rail, obscured window to fore. Fully tiled.

BEDROOM 3

8'11 x 7'4 (2.72m x 2.24m)

Slimline heater, windows to rear and side, fitted wardrobe and recess with storage and shelving.













MODERN BATHROOM
5'10 x 9'8 (1.78m x 2.95m)
Bath with mixer tap, shower over and glass screen. Low level WC, bidet, washbasin, heated towel rail, fully tiled walls and floor. Obscured windows to rear.





BEDROOM 4
12'11 x 13' maximum (3.94m x 3.96m maximum)
Slimline electric heaters. Windows to side. Currently utilised as an office. Fitted shelving.

EXTERNALLY
Vehicular hardstanding for two vehicles leading to former

GARAGE
17'5 x 14'9 (5.31m x 4.50m)
Up and over door currently utilised as a workshop and inclusive of



DARK ROOM

10'1 x 5'2 (3.07m x 1.57m)

With cupboard housing a large capacity STANTON hot water heater and cold-water tank. Electric meter cupboard.

The grounds, amounting to approximately one acre, present an exceptional garden and wildlife sanctuary.

Inner walled garden bisected by stream with ornamental bridge.

Raised terrace of natural slate housing a

HARTLEY BOTANIC GREENHOUSE

13' x 7' approximately (3.96m x 2.13m approximately)



STREAM/ WATER FEATURE



With wildlife pond.

Outer garden with private seating area, wildflower area and dingle.

Further half acre with woodland strip leading to viewpoint, raised vegetable beds, large poly tunnel and fruit cage.

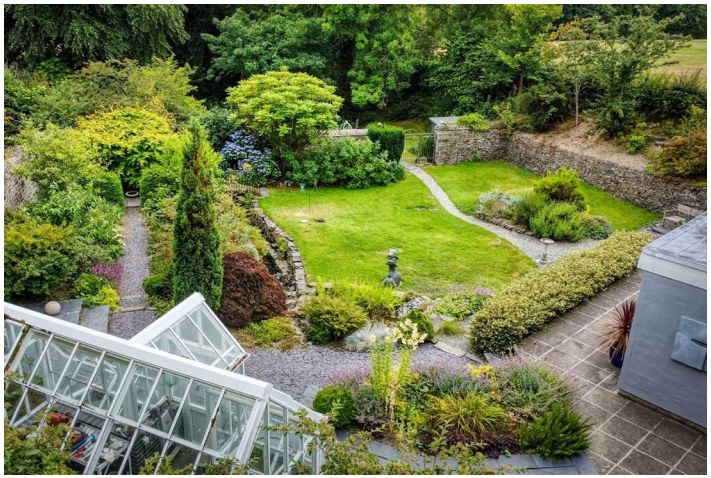
1350 square feet of timber former livestock building now multi-purpose with workshop and garden shed.

At the far end of the garden is a vehicular access for ease of management.

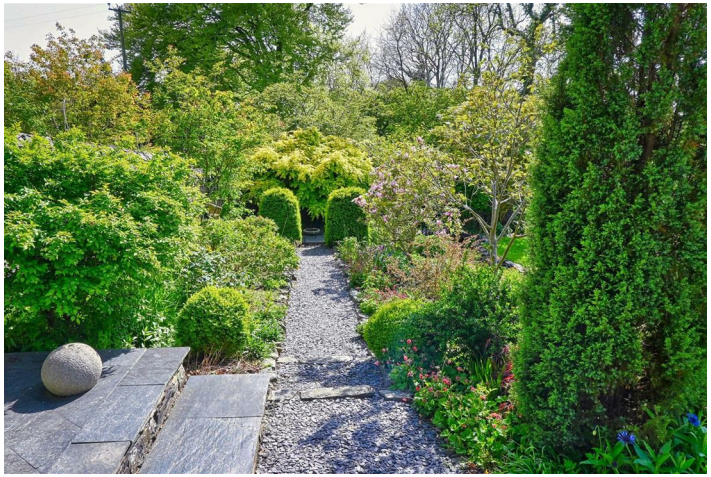












DIRECTIONS

(What3Words: nerves.chain.wobbling)

From Aberystwyth take the A487 South to Southgate. Branch left to the A4120 Devils Bridge Road and proceed to Moriah. At the far end of the village turn right through the black and white gate and proceed down the Council maintained lane. Fountains is the first property on your right hand side, opposite Nanteos Farm.







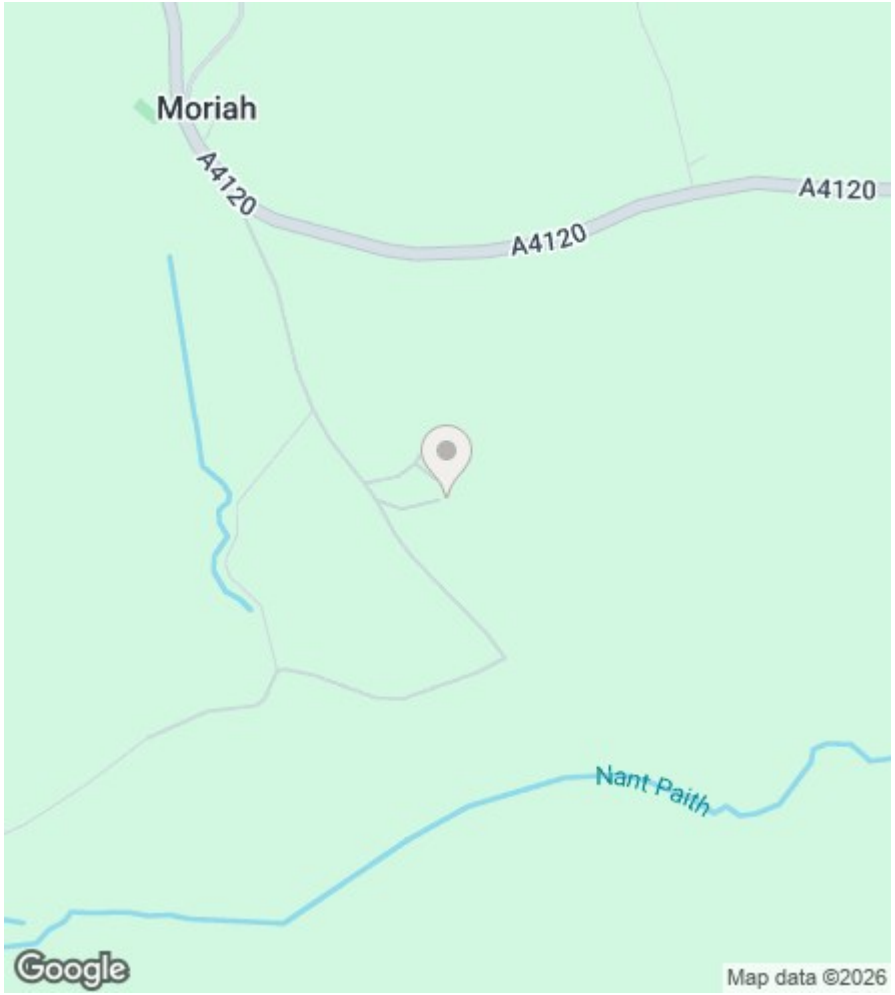


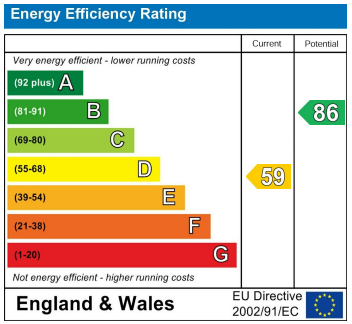


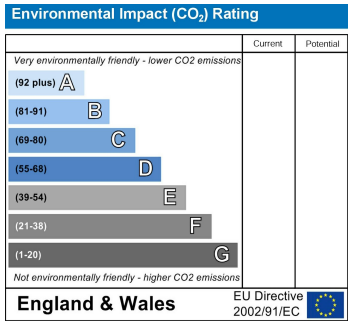
Total area: approx. 198.7 sq. metres (2138.6 sq. feet)

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.

Fountains, Capel Seion, ABERYSTWYTH







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