



Rhydlydan Llywernog, Ponterwyd
Aberystwyth SY23 3AB
Guide price £325,000



For Sale by Private Treaty

A spacious detached traditional 4 bedroomed property together with 2 acres of land known as

Rhydlydan
Llywernog
Ponterwyd
Aberystwyth
SY23 3AB

Rhydlydan abuts the main A44 trunk road a mile or so from the village of Ponterwyd which provides for local amenities of Garage/General stores, Primary School and Public House. The University and Market town of Aberystwyth is approximately 11 miles travelling distance on the Coast. The town having a good range of both local and student population. The tourist attraction of Devils Bridge, Nant Yr Arian and the Nant Y Moch reservoir are also nearby.

We have been told that the property was once a distinguished public house called the Rhydlydan Arms. The family accommodation is highlighted on the attached floor plan. Some modernisation is required. The land is located to the rear of the property.

TENURE

Freehold

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

COUNCIL TAX

Band E

VIEWING

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

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

GROUND FLOOR

Front entrance door to

LIVING/DINING ROOM

22'8 x 15' max (6.91m x 4.57m max)



with Two fireplaces with multi fuel heating range, two windows to fore and radiator.

INNER HALLWAY

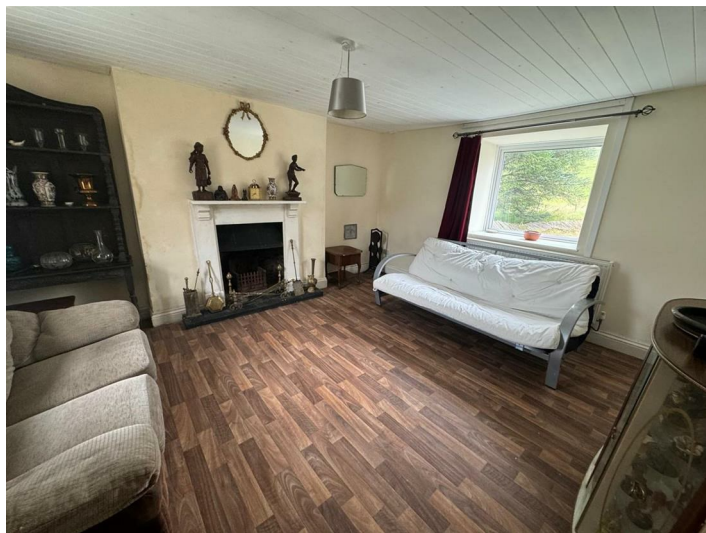


with stairs to first floor and door to



SITTING ROOM

12'6 x 12'1 (3.81m x 3.68m)



One fireplace, under stairs storage cupboard, radiator, window to fore and rear.

KITCHEN

17'3 x 9'1 (5.26m x 2.77m)



comprising single drainer sink unit with mixer tap. Base and eye level units with appliance spaces, tiled splashbacks, radiator and window to side. Door to

SUNROOM

16'1 x 5'8 (4.90m x 1.73m)



UTILITY ROOM

8'2 x 5'2 (2.49m x 1.57m)



Worktop, plumbing for automatic washing machine. Doors to

SHOWEROOM

8'4 x 3'4 (2.54m x 1.02m)

comprising shower cubicle, wash basin and WC. Obscured window to side.

STORE ROOM

6'9 x 6'7 (2.06m x 2.01m)

Door to rear.

FIRST FLOOR ACCOMMODATION

LANDING

Airing cupboard. Door to

BEDROOM 1
7' x 15'1 (2.13m x 4.60m)



Window to fore and radiator.

BEDROOM 2
11'9 x 8'1 max (3.58m x 2.46m max)



Window to fore, access to roof space and radiator.

BEDROOM 3
11'3 x 12'5 max (3.43m x 3.78m max)



Window to fore and radiator.

BEDROOM 4
7'8 x 10'9 (2.34m x 3.28m)



Window to fore and radiator.

BATHROOM
7'2 x 6'7 (2.18m x 2.01m)



Comprising bath with mixer tap over, pedestal wash basin and WC. Heated towel rail and window to rear.

EXTERNALLY
Attached traditional outbuildings (16'11 x 16' x 8') with loft over, housing the oil-fired central heating boiler. There is off road parking and turning area together with immediate grounds. The land amounts to 2 acres and is situated to the rear of the property.



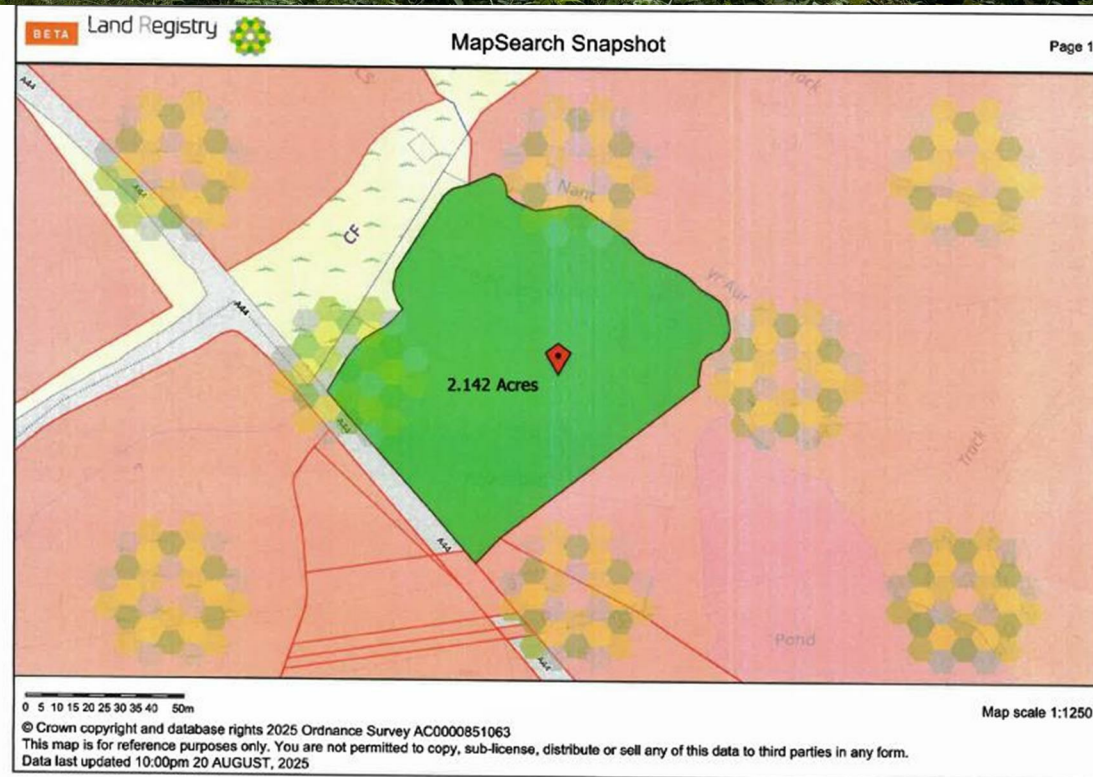


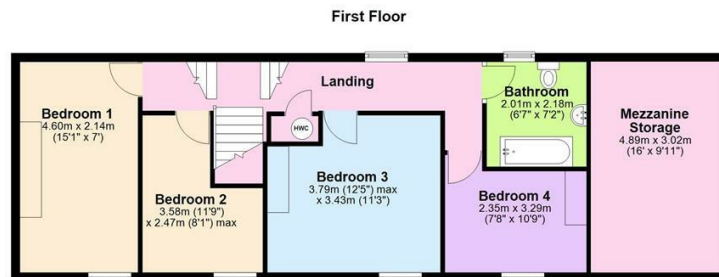
DIRECTIONS

(What3Words: fairy.lateral.scorched)

Take the A44 trunk road inland for 11 miles through the villages of Capel Bangor and Goginan towards Ponterwyd. Rhydlydan is on your left-hand side a short distance after Nant Yr Arian (large lay-by) and lake also on your left-hand side. The property is denoted by a For Sale board.







Total area: approx. 206.4 sq. metres (2221.5 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Rhydlydan, Llywernog, Ponterwyd



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		
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