



Y Grange , Llanfihangel-Y-Creuddyn
Aberystwyth Ceredigion SY23 4LA
Guide price £675,000



For Sale By Private Treaty

A modern day gentleman's residence providing for up to 5 bedroomed accommodation set in approximately 2 acres known as

Y GRANGE
LLANFIHANGEL-Y-CREUDDYN
ABERYSTWYTH,
CEREDIGION
SY23 4LA

Y Grange can be best described as a modern day mansion built to a high specification and as a result was the 2005 Ceredigion winner of Built In Quality Awards for a new dwelling. The Home Energy rating for example for the property is around 95% efficient. We include a floor plan of the property for your attention. There are many connotations with regards to utilising the accommodation. The ground floor may be utilised as a separate annexe for example or utilised in relation to a commercial venture with the function room alone amounting to 600 sq ft. Externally the property is set in approximately 2 acres of ground being of tarmacadamed vehicular hardstanding and turning areas, car port, general purpose building, immediate garden and sloping paddock. Viewing is highly recommended to appreciate the dimensions and layout of the property.

The property has a pleasant, slightly elevated south facing aspect just off a public highway on the outskirts of the village and benefits from oil fired under floor heating, oak flooring, oak staircase, CCTV and intercom system, auto purification and pressure system etc.

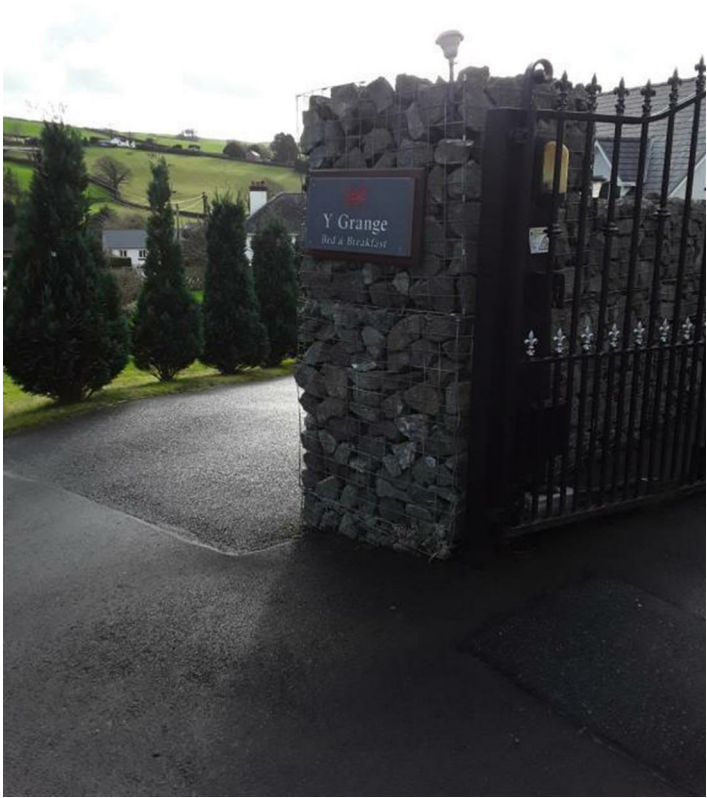
The picturesque village of Llanfihangel Y Creuddyn provides for local amenities of primary school and a recently refurbished public house. Y Grange is but a mile from the main A4120 Aberystwyth to Devils Bridge road and is some 7 miles inland from the university and market town of Aberystwyth which provides for a good range of both local and national retailers, the town having undergone considerable re-development over recent years which includes the new County Council and the Assembly Government offices.

TENURE:
Freehold

SERVICES:
Mains electricity and water, private drainage. Oil fired underfloor heating. Double glazing

COUNCIL TAX
Band C

VIEWING:
Strictly by appointment with the selling agents, Aled Ellis & Co,
16 Terrace Road, Aberystwyth (01970) 626160



Y Grange provides for the following accommodation. There are ample power points throughout. All room dimensions are approximate. All images have been taken with a digital camera.

COVERED PORCH
with entrance door with leaded glass feature to

RECEPTION HALLWAY
14' x 12'7 (4.27m x 3.84m)



with tiling and oak flooring. Doors to Garage

OFFICE/BEDROOM 5
11'6 x 15'6 (3.51m x 4.72m)

with oak floor, 2 windows to fore, TV and computer points

FUNCTION ROOM
19'2 x 38' (5.84m x 11.58m)



mainly utilised as a games room but suitable as a work station if so desired with 2 windows to fore, patio doors to side. Ceiling lights.



BEDROOM 4
14'5 x 14'6 (4.39m x 4.42m)
with window to rear

HOT SPA ROOM
13'2 x 19'9 (4.01m x 6.02m)



Balboa 2m x 2m 5 heater hot spa, shower cubicle, wash hand basin with mixer tap set in vanity cupboard wc, bidet, shower cubicle, tiled floor and walls, shaver point mirrored medicine cabinet





INNER HALLWAY

with exposed wooden floor, oak staircase to first floor accommodation, understairs storage cupboard. Access to

UTILITYU/LAUNDRY ROOM

17'9 x 17'2 (5.41m x 5.23m)



with plumbing for automatic washing machines and dryer. One and half bowl single drainer sink unit with mixer tap. Base and eye-level units, Manrose extractor fan, tiled floor, tiled splashbacks and window to rear

BOOT ROOM

17'9 x 17'3 (5.41m x 5.26m)



(possible kitchen for ground floor annexe) currently utilised as pets room. Shower cubicle, low level flush wc, Belfast sink with mixer tap. Base and eye-level units, tiled floor, window to rear and door to car port.

FIRST FLOOR ACCOMMODATION

GALLERIED LANDING

13'2 x 29'1 max (4.01m x 8.86m max)

Large galleried window to side affording fine views. Exposed floor, telephone point. Access to roof space (fully insulated) with 16 integrated Sky TV unit

WALK IN AIRING CUPBOARD

MASTER BEDROOM 1

20' x 15' (6.10m x 4.57m)



with window to fore and side affording superb views. Bedroom furniture, access to





DRESSING ROOM

9'2 x 9'9 (2.79m x 2.97m)
with fitted wardrobes.

EN-SUITE SHOWER ROOM 1



comprising shower, bidet, WC, double vanity unit with mixer tap, windows to fore and side, mirrored medicine cabinet, tiled floor and tiled walls.

BEDROOM 2

10'7 x 14'9 (3.23m x 4.50m)



with window to side.

EN-SUITE BATHROOM

10'7 x 6'6 (3.23m x 1.98m)



comprising corner bath, pedestal wash hand basin with mixer tap, set in vanity cupboard. Shower cubicle and WC. Mirrored medicine cabinet. Manrose extractor fan, tiled splash-backs, heated towel rail, half tiled walls, tiled floor.



BEDROOM 3

12'2 x 15'6 (3.71m x 4.72m)



with window to rear and Velux window.

EN-SUITE SHOWER ROOM 2

comprising shower cubicle, WC, vanity unit with mixer tap, mirrored medicine cabinet. Half tiled walls, heated towel rail and Manrose extractor fan.

OFFICE

8'6 x 8' (2.59m x 2.44m)
with window to fore.

CLOAKROOM

8'6 x 4' (2.59m x 1.22m)

with WC, pedestal wash-hand basin, heated towel rail.

LOUNGE

15'8 x 23' (4.78m x 7.01m)



with bay window and French doors to rear, covered balcony.



SECONDARY LOUNGE/ DINING ROOM

15'8 x 16'5 (4.78m x 5.00m)



with windows to rear and side, Velux window. Feature fireplace



KITCHEN/ DINING ROOM

38' x 14'7 (11.58m x 4.45m)

with island unit, dual fuel gas and electric cooking range base units and eye level units incorporating a Bosch oven and microwave. Worktops, tiled splash-back. Extractor fan, 11/2 bowl sink unit with mixer tap. Tiled floor, ceiling lights, windows to fore and side affording fine views over the village and beyond.

EXTERNALLY

Electronically operated wrought iron double access gates leading to tarmacadamed vehicular hard-standing and turning areas.

ACCESS TO TRIPLE GARAGE

24'3 x 19'4 (7.39m x 5.89m)

A solid insulated timber electronically operated up and over door, tiled floor, free standing Worcester oil fired central heating boiler. Water purification and pressure system. Storage areas.

CAR PORT

SEPARATE ACCESS TO

General Purpose Store - 20' x 20' approx.

Garden Store - 10' x 8'

Rockery, shrubs, pedestrian path

Immediate lawned area to side of property

A small enclosure with outline consent for the erection of a further dwelling

The paddock has a separate access from a council maintained road, the paddock being sloping in nature.

There may be development opportunities under the UDP subject to the necessary being obtained.

DIRECTIONS

From Aberystwyth take the A487 coastal trunk road south to Southgate, turn left onto the A4120 Devils Bridge road and proceed for 6 miles or so through Capel Seion and Pantyrug before turning right towards Llanfihangel Y Creuddyn (signposted). Keep to your left and Y Grange is the first property on the right hand side on the hill as you enter the village.







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		

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