



Glancastell , Ponterwyd
Aberystwyth Ceredigion SY23 3LB
Guide price £154,000



A commodious detached traditional

3 bedroomed house in need of some modernisation together with immediate garden and large off road parking on the other side of the trunk road

Glancastell is situated on the outskirts of the village of Ponterwyd. The village providing for local amenities to include primary school, general stores/ garage and public house. The university and market town of Aberystwyth is some 12 miles or so on the coast. The town having a good range of amenities on the High St to include local and national retailers together with a good range of social, leisure and educational facilities. Llangurig is a similar distance inland providing access to Rhayader, Newtown and beyond. Also within a short travelling distance of this property is some outstanding scenery at the Nant Y Moch reservoir, Devils Bridge and the former Hafod estate at Cwmystwyth.

Glancastell is partially double glazed and benefits from oil fired central heating. The property is in need of some updating but is deceptively spacious especially on the ground floor as highlighted on the floor plan.

TENURE:

Freehold

SERVICES:

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

VIEWING:

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

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

GLAZED FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with stairs to first floor accommodation, radiator and doors to

SITTING ROOM

22'6 x 11 max dimensions (6.86m x 3.35m max dimensions)

to bay window, tiled fireplace, window to side and radiator.

LIVING ROOM

13'2 x 22'6 max dimensions (4.01m x 6.86m max dimensions)



to bay window, with an attractive open stone fireplace, recess, display area and radiator.

KITCHEN/ DINING ROOM

30'7 x 9'6 (9.32m x 2.90m)



comprising double drainer stainless steel sink unit, basic base units incorporating 4 ring hob and Belling electric double oven. Eye level units, worktops with splash backs, plumbing for automatic washing machine, 2 radiators and recess cupboard. Part tongue and groove pine ceiling and part tiled floor.

REAR PORCH

housing the free standing Gemini oil fired central heating boiler, electrical meters, quarry tiled floor, door to side and door to

SHOWER ROOM

12'6 x 4'1 (3.81m x 1.24m)

with wc and night storage heater.

FIRST FLOOR ACCOMMODATION

LANDING

with access to roof space and doors to

BEDROOM 1

11'1 x 7'6 (3.38m x 2.29m)



with window to rear and radiator.

BEDROOM 2

13'2 x 11'7 (4.01m x 3.53m)



with windows to fore, fitted wardrobe and radiator.

BEDROOM 3

12'1 x 11'8 (3.68m x 3.56m)



with window to fore and radiator.

BATHROOM

9'1 x 7'4 (2.77m x 2.24m)



comprising low level flush wc, pedestal wash hand basin and panelled bath. Radiator, airing cupboard with copper hot water cylinder, shelving and immersion heater switch. Obscured window to rear.

EXTERNALLY



On the same side of the trunk road a immediate lawned garden with detached brick built former garage. Garden shed.



On the other side of the road there is a large vehicular hard standing with strip of woodland adjoining the river Castell. OS Grid Ref – 75368159

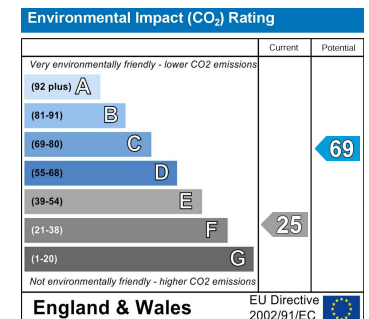
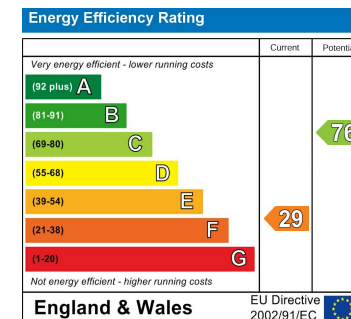
DIRECTIONS

From Aberystwyth take the A44 trunk road inland through the villages of Capel Bangor, Goginan to Ponterwyd. On the northern edge of the village just after the S bend, Glancastell can be seen denoted by a for sale board on the left hand side.



The Floor plans are for guidance only.
Plan produced using PlanUp.

Glancastell



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