Bwlchgwair , Ponterwyd
Aberystwyth Ceredigion SY23 3LF
Guide price £180,000

ALED ELLIS

Bwlchgair is a detached single storey stone cottage, which has been renovated and extended to provide for modern accommodation. Bwlchgair comprises of the following accommodation; hand made fitted kitchen, lounge, utility room, bathroom, bedroom/sitting room, bedroom 2 and UPVC conservatory. Externally the property benefits from vehicular hardstanding access from a private lane, 2 Timber Workshops with power connected and lawned area.

The village of Ponterwyd provides for local amenities to include garage and primary school. The university and market town Aberystwyth is situated some 12 miles or so on the coast, which provides for a wide range of amenities to include banks and secondary schools. Bwlchgair is situated in an area of outstanding natural beauty on the edge of the Cambrian Mountains being within close proximity to the Nantymoch reservoir and the tourist attraction of Devils Bridge.

TENURE
Freehold

SERVICES
Mains electricity. Private water and drainage

VIEWING
Strictly by appointment with the selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. (01970) 62 61 60

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

GLAZED ENTRANCE DOOR TO

RECEPTION PORCH
stable door with access to rear garden and door to

UTILITY ROOM
6'1 x 5'3 (1.85m x 1.60m)
6’1” x 5’3” with fitted wardrobes, electric wall heater, plumbing for automatic washing machine and fittings for tumble dryer

BATHROOM
5'7 x 5'6 (1.70m x 1.68m)
a white 3 piece suite comprising of pedestal wash hand basin, WC, bath with shower over and screen (all fitted with gold attachments), tiled floor, spot lighting, extractor fan and tiled walls

KITCHEN
17' x 7'9 (5.18m x 2.36m)

A range of hand made oak base and eye level units with worktops over, integrated electric oven with 4 ring hob with extractor fan, spot lighting, part tiled walls, dishwasher, storage heater and window to front with views over the surrounding countryside.

BEDROOM 1/ SITTING ROOM
8'6 x 9'1 (2.59m x 2.77m)
with window to rear, laminated floor and double wardrobe.

LOUNGE
11'6 x 13'9 (3.51m x 4.19m)

with wood burning stove set in stone fireplace and hearth, parquet floor, storage heater, TV point and stable door to

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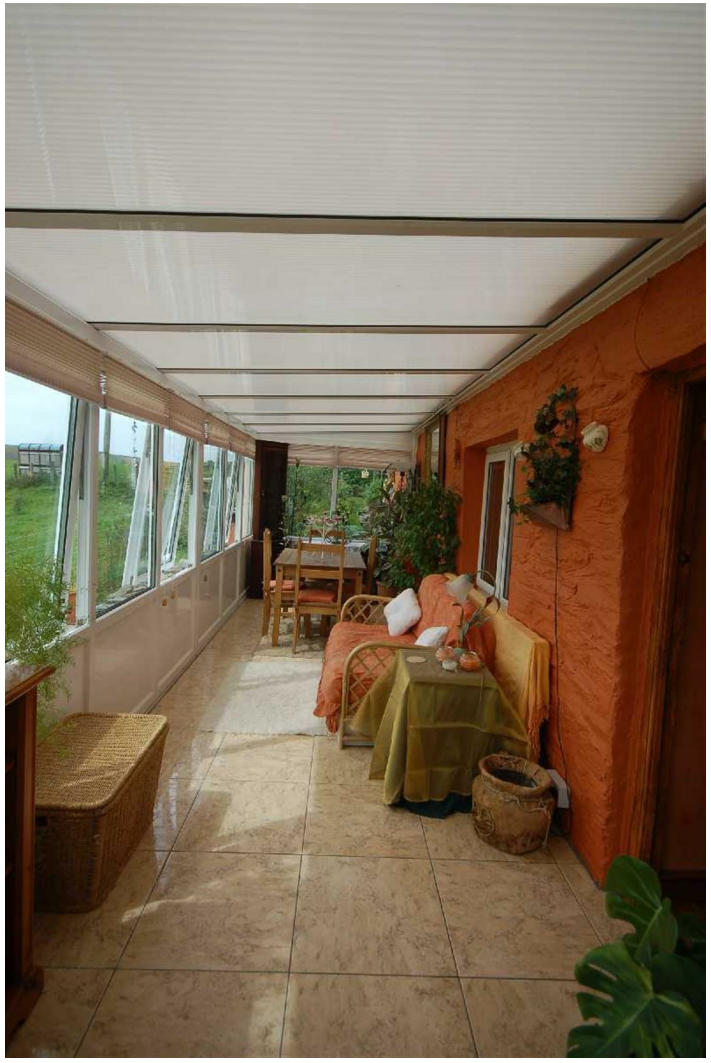
UPVC CONSERVATORY
22'7 x 7'4 (6.88m x 2.24m)



with tiled floor

BEDROOM 2
14' x 7'2 (4.27m x 2.18m)
storage heater and window

EXTERNALLY
Approached from a private lane, vehicular hardstanding for several cars;
2 Timber Workshops 12’ x 8” with power connected and 10’ x 6”
;Lawned area with raised borders and mature shrubs, small fountain, ornamental pond and timber decked barbecue area.

DIRECTIONS
From Aberystwyth take the A44 trunk road east through Llanbadarn, Capel Bangor, Goginan to Ponterwyd. In the centre of the village turn right and continue for approximately 1 mile, turn sharp left and continue along this road to the hamlet of Parc Gwyn and Bwlchgair can be found below the road on the left hand side.

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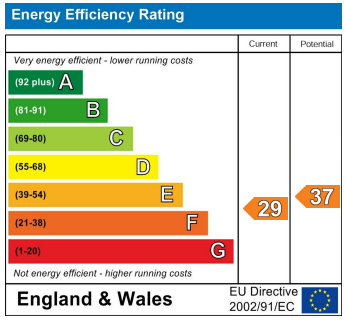

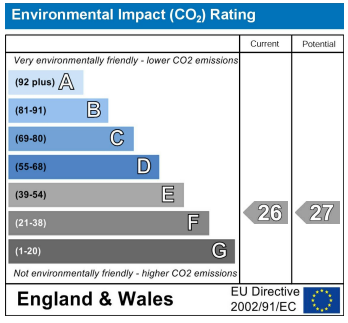

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