



Dolcarne , Ponterwyd
Aberystwyth SY23 3JY
Guide price £415,000



For sale by private treaty

A well-presented part grade 2 listed 2/3 bedroomed former Welsh longhouse with views of the surrounding countryside.

This property is well presented and is well worthy of inspection. Dolcarne enjoys a quiet location on the outskirts of the village with a large hard standing to the fore, a patio area and a wrap-around garden to the side. The property was completely renovated in 2013 and since that date; further alterations and complete redecoration has been carried out, with the relevant permissions. Ponterwyd provides for local amenities which include the BP gas station and shop, primary school and a public house. The Nant Y Moch reservoir, the Red Kite feeding centre at Nant Yr Arian and the village of Devils Bridge are all within a short travelling distance.

The market town of Aberystwyth is approximately 12 miles travelling distance to the coast and has wide range of amenities such as secondary schools, primary schools and a leisure centre.

Furthermore Aberystwyth has an excellent range of both local and national retailers in addition to the major employers such as the University, Bronglais hospital and National Library of Wales. There is bus service from Ponterwyd to Aberystwyth

TENURE

Freehold

SERVICES

Mains electric, mains water, LPG gas central heating, multi fuel log burners. 2-Year-old combi boiler. Private drainage. Please refer to Ofcom for Internet Speed and Mobile Coverage by using the following link; www.checker.ofcom.org.uk

COUNCIL TAX

Band E

VIEWING

Strictly by appointment with the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com

MONEY LAUNDERING REGULATIONS

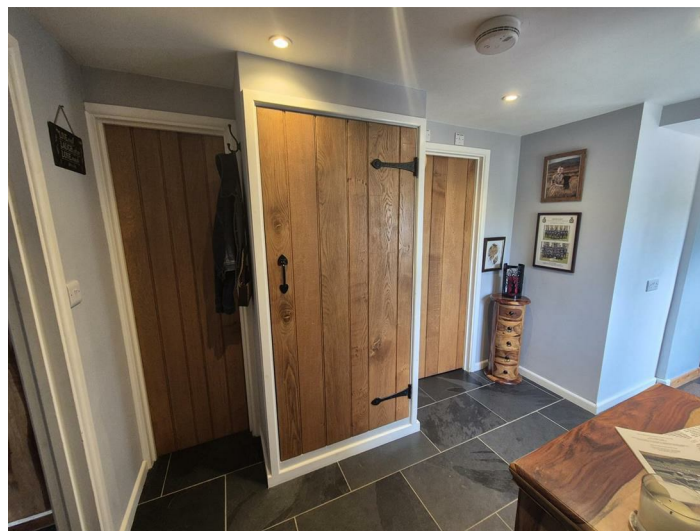
Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

Dolcarne provides for the following accommodation to include slate floors downstairs and solid oak doors throughout with escape windows upstairs. All images have been taken with a wide-angle lens digital camera. Some external images are not recent. All room dimensions are approximate.

GROUND FLOOR

FRONT ENTRANCE DOOR TO

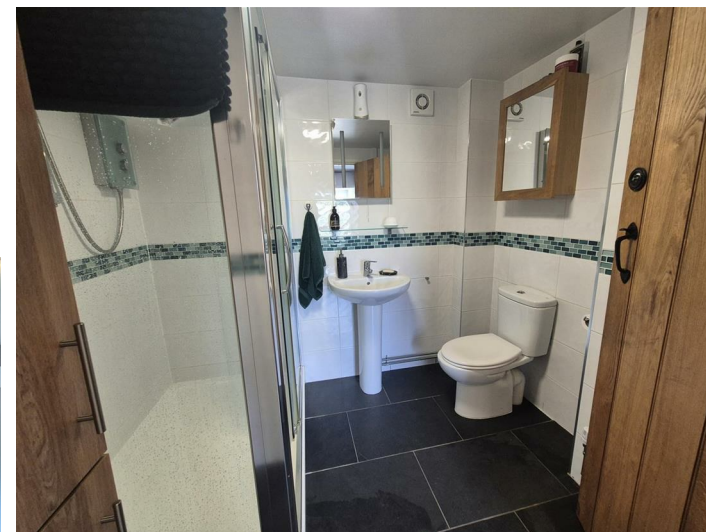
RECEPTION HALLWAY



With double glazed sash window to fore. Shoe cupboard, useful under stairs cloak cupboard, slate floor. Doors to

SHOWER ROOM

7'8 x 6'7 (2.34m x 2.01m)



Comprising of electric MIRA shower unit, WC, Wash handbasin. Radiator, fully tiled, slate floor extractor fan, waterproof boarded ceiling.

DINING ROOM

10'6 x 13'3 (3.20m x 4.04m)



With double glazed sash window to fore, multi fuel log burner, radiator. Oak stairs to first floor accommodation.



UTILITY ROOM

12'1 x 10'6 (3.68m x 3.20m)



With double glazed sash window to fore and double doors to side. Single bowl stainless steel sink drainer unit with mixer tap, splashbacks. Base and eye level units, appliance spaces. Combi boiler. Desk space and storage for home working, can easily be repurposed into a third bedroom if required.

LIVING ROOM

12'8 x 13'2 (3.86m x 4.01m)



With double glazed sash window to fore and door to fore. Multi fuel log burner with existing original small bread oven in situ, radiator.



Large fully tiled storage room with radiator and shelving.

KITCHEN

12'6 x 13'2 (3.81m x 4.01m)

With double glazed sash window to fore, door to fore, velux window and double doors to side patio area. Base and eye level units, under counter lighting, granite worktops, Belfast sink with mixer tap and drainer, splashbacks. Range cooker, LPG gas hob, extractor fan, radiator, exposed wooden beams.



FIRST FLOOR ACCOMMODATION

LANDING

Velux window, doors to

BEDROOM 1

12'11 x 10'9 (3.94m x 3.28m)



With double glazed sash window to fore, velux window. Exposed wooden beams, radiator.

JACK AND JILL BATHROOM

13'1 x 10'7 (3.99m x 3.23m)

With double glazed sash window to fore, velux windows. Fully tiled, clawfoot bathtub with shower attachment, marble tops, marble wash handbasins with mixer taps. Exposed wooden beams.



MASTER BEDROOM

13'3 x 15'0 (4.04m x 4.57m)



With double glazed sash windows to fore, side and rear. 2 Velux windows, exposed wooden beams, radiator, walk in wardrobe.

EXTERNALLY

Patio area to side, work shed with electricity connected.
Decking area to fore, shed with water pump with electricity.
Log store. Large fully functional 6 seater hot tub, outside tap and lighting, Large bespoke 10 bay log store across the front of the property.



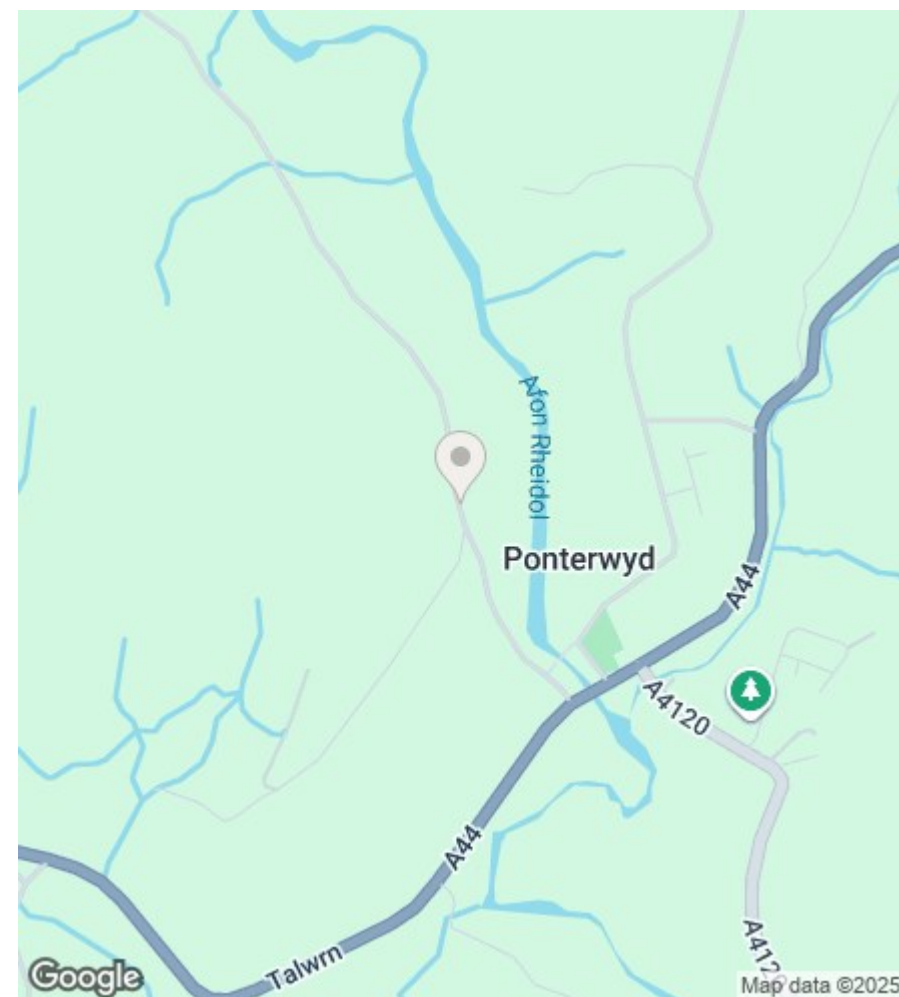


DIRECTIONS

WHAT 3 WORDS ///pencil.presuming.issues

From Aberystwyth take the A44 trunk road inland to Ponterwyd, take the 1st turning left after the BP gas station and proceed for a quarter of a mile. Dolcarne will appear on the right hand side.





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		
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Not environmentally friendly - higher CO ₂ emissions		
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