



**Y Fedw Llanddeiniol,  
Aberystwyth Ceredigion SY23 5DT**  
**Guide price £285,000**



## For Sale by Private Treaty

Ar werth trwy Gytundeb Preifat

Enjoying a slightly elevated location at this quiet rural village with pleasant outlook to the fore a detached 3/4 Bedroomed bungalow known as

Bungalo moethus 3/4 ystafell wely mewn lleoliad da gyda golygfeydd godidog dros y pentref, sef

Y Fedw  
Llanddeiniol  
Aberystwyth  
Ceredigion  
SY23 5DT

Y Fedw is well presented throughout and benefits from air source central heating and solar panels. The garage has been tastefully converted into a sitting room or alternatively a fourth bedroom. Externally there is ample off-road parking to the fore with ground to the side and rear as highlighted on the OS plan.

There are places of worship at Llanddeiniol. Local amenities are available within 2 miles to the South at Llanrhystud to include garage/ general stores, public house and primary school.

Llanddeiniol is within ¼ of a mile of the main A487 trunk road with Aberystwyth 8 miles to the North and Aberaeron miles to the South. Both aforementioned towns have a good range of facilities to include secondary schools.

Mae Y Fedw mewn cyflwr da ac yn elwa o gael gwres canolog ffynhonnell aer a phaneli solar. Mae'r garej wedi'i addasu i fod yn ystafell fyw neu

yn bedwaredd ystafell wely. Y tu allan i'r adeilad ceir digon o le i barcio ceir o flaen y ty, a cheir tir i'r ochor a'r cefn fel y gwelir yn y cynllun o'r safle.

Ceir mannau addoli yn Llanddeiniol. Mae cyfleusterau lleol o fewn 2 filltir i'r de yn Llanrhystud, gan gynnwys gorsaf betrol a siop, tafarn ac ysgol gynradd.

Mae Llanddeiniol o fewn ¼ milltir i'r A487, sef y brif ffordd i Aberystwyth 8 milltir i'r gogledd, ac Aberaeron 9 milltir i'r de. Mae gan y ddwy dref gyfleusterau digonol gan gynnwys ysgolion uwchradd.

### TENURE/ DALIAD

Freehold/ Rhydd-ddaliad

### SERVICES/ GWASANAETHAU

Mains electricity and water. Private drainage.

Trydan a dwr o'r prif gyflenwad. Carthffosiaeth preifat.

### VIEWING/ YMWELIADAU

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

Yn unig drwy apwyntiad gyda'r asiant Aled Ellis & Co Ltd, 16 Ffordd y Môr, Aberystwyth. 01970 626160 neu sales@aledellis.com

### COUNCIL TAX/ TRETH CYNGOR

Band E

## MONEY LAUNDERING REGULATIONS/ RHEOLIADAU GWYNGALC

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.

Bydd rhaid i'r prynwyr llwyddiannus gyflwyno adnabyddiaeth digonol cyfredol i brofi pwy ydych er mwyn cydfynd â'r Rheoliadau Gwyngalchu Arian. Er enghraifft:- Pasbort/trwydded gyrru gyda llun a bil cyfleustod diweddar.

Y Fedw provides for the following accommodation. All room dimensions are approximate. All images have been taken by a wide-angle lens digital camera.

Mae'r Fedw yn darparu'r canlynol: Brasamcan yw'r mesuriadau ac mae'r holl luniau wedi'u cymryd gyda camera digidol ongl-lydan.

Glazed front entrance door to

Drws gwydr yn arwain i'r

### RECPETION HALLWAY/ CYNTEDD

Central heating temperature control, access to roofspace, radiator, doors to

Rheolydd y gwres canolog, mynediad i'r nenfwd, gwresogydd, drysau i'r

## LIVING ROOM/ YSTAFELL FYW

12'4 x 14'3 (3.76m x 4.34m)



Window to fore with fine views over the village and beyond, two radiators.

Ffenestr yn edrych dros blaen y ty gyda golygfeydd o'r pentref a thu hwnt, 2 wresogydd.

## KITCHEN/ DINING ROOM / CEGIN / YSTAFELL FWYTA

12'4 x 10'8 (3.76m x 3.25m)

Single drainer stainless steel sink unit with mixer tap. Good range of base and eye level units with appliance spaces and worktops over. Tiled splashbacks and extractor fan. Cupboard housing the modern air source central heating system and hot water tank. Window to rear, laminated floor and door to

Sinc draeniwr sengl dur gloyw gyda thap cymysg. Unedau llawr a wal gyda manau ar gyfer peiriannau a byrddau gwaith cyfleus. Teils ar y wal

rhwng yr unedau a ffan echdynnu. Cwprdd ar gyfer y system gwres canolog modern a tanc dwr poeth. Ffenestr i'r cefn, llawr wedi'i lamneiddio a drws i'r



## UTILITY ROOM/ YSTAFELL AMLBWRPAS

7'7 x 6'4 (2.31m x 1.93m)



Plumbing for automatic washing machine, radiator, door to rear and door to

Peipiau dwr ar gyfer peiriant golchi dillad, gwresogydd, drws cefn a drws i'r

## SITTING ROOM/ YSTAFELL FYW



Alternatively a fourth bedroom, window to fore with fine views, electrical meters, radiator and door to

Neu bedwaredd ystafell wely. Ffenestr i'r blaen gyda golygfeydd godidog, gwresogydd a drws i'r

### SEPARATE WC/ TY BACH

with washbasin and obscured window to side.

gyda basn dwylo a ffenestr i'r ochr

### FROM INNER HALLWAY/ O'R CYNTEDD

Doors to

Drysau i

## BEDROOM 1/ YSTAFELL WELY 1

9'3 x 8' (2.82m x 2.44m )



Window to fore, radiator.

Ffenestr i'r blaen, gwresogydd.

## BEDROOM 2/ YSTAFELL WELY 2

11'3 x 9'5 (3.43m x 2.87m)



Window to fore, radiator, fitted wardrobes.

Ffenestr i'r blaen, gwresogydd, cypyrddau dillad.

### BEDROOM 3/ YSTAFELL WELY 3

7'2 x 12'7 (2.18m x 3.84m )



Central heating temperature control for bedrooms. Fitted wardrobes, bedroom furniture, radiator, window to rear.

Rheolydd gwres canolog ar gyfer y lloftydd. Cypyrddau dillad, dodrefn ystafell wely, gwresogydd, ffenestr i'r cefn.

### BATHROOM/ YSTAFELL YMOLCHI

7'4 x 8'5 (2.24m x 2.57m)



WC, pedestal washbasin, shower cubicle with MIRA shower, part tiled, radiator, wall mounted heater and window to rear.

Basn ymolchi, ciwbicil cawod gyda cawod MIRA, gwresogydd, gwresogydd wal a ffenestr i'r cefn.

### EXTERNALLY/ Y TU ALLAN

Gated vehicular access leading to a large tarmacadamed vehicular hardstanding. Lawned garden area to rear and side with numerous shrubs and garden shed.

Mynediad i gerbydau at fan parcio tarmac o flaen y ty. Lawnt i'r cefn a'r ochr gyda nifer o lwyni a sied ardd.

### DIRECTIONS/ CYFARWYDDIADAU

From Aberystwyth take the A487 trunk road South through Llanfarian and Blaenplwyf towards

Llanrhystud. After approximately 6 miles turn left (signposted) to Llanddeiniol. Y Fedw is on your right-hand side as you approach the centre of the village. The property is denoted by a For Sale Board.

O Aberystwyth ewch ar hyd yr A487 i'r de trwy Llanfarian a Blaenplwyf am Llanrhystud. Ar ôl tua 6 milltir trowch i'r chwith gan ddilyn yr arwydd am Llanddeiniol. Mae Y Fedw ar eich llaw dde wrth i chi cyrraedd canol y pentref. Gweler arwydd Ar Werth o flaen y bungalow.

