



**Felin Iago , Llangwryfon**  
**Aberystwyth Ceredigion SY23 4HA**  
**Guide price £445,000**





## For Sale By Private Treaty

An historic 19th century former Farm Mill retaining many original features and providing for 3 Bedroomed accommodation known as

FELIN IAGO  
LLANGWYRYFON  
ABERYSTWYTH  
CEREDIGION  
SY23 4HA

The Former Mill has been tastefully converted and is well worthy of early inspection. The property is located on the very edge of the Llangwryfon.

Llangwryfon is an unspoilt rural village located 9 miles inland from the University and market town of Aberystwyth which has a good range of both local and national retailers. Major employers include the University, National Library of Wales and Bronglais Hospital.

Prospective purchasers please note that the adjoining Mill is also being marketed through our agency.

## TENURE

Freehold

## SERVICES:

Mains electricity and water. Private drainage. LPG Gas Central Heating. Please refer to Ofcom by using the following link; [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## COUNCIL TAX

Band E

## 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

## VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

Felin Iago provides for the following accommodation. All room dimensions are approximate.

## GROUND FLOOR

### HALF FRONT ENTRANCE DOOR TO

### RECEPTION HALLWAY

with tiled floor and radiator.

## KITCHEN/ DINING ROOM

14'8 x 17'8 max (4.47m x 5.38m max )



With visible original features to include former sack shoot and beams. 1 ½ bowl sink unit with mixer tap. Base and eye level units with 4 ring hob and worktops over. Tiled floor and radiator.





### SITTING AREA

7' x 7'5 (2.13m x 2.26m )

with cupboard housing the LPG gas fired central heating boiler. Window to side and radiator.

### LIVING ROOM

25'7 x 14'6 (7.80m x 4.42m )



A spacious room with Inglenook style fireplace with display areas and wood burner. A framed beam. Exposed wooden floor. Door to fore, windows to fore and rear.



### UTILITY ROOM

9'4 x 5'2 max (2.84m x 1.57m max)

with plumbing for automatic washing machine and dishwasher. Door to garden.

### SEPARATE WC

with wash hand basin, tiled splashbacks, radiator and extractor fan.

### SHOWER ROOM

7'5 x 7'9 max (2.26m x 2.36m max)

comprising heated towel rail, tiled floor and splashback. Extractor fan.

### BATHROOM

5'8 x 5'8 (1.73m x 1.73m )

comprising bath, tiled floor and splash backs. Heated towel rail and window to rear.

### FIRST FLOOR ACCOMMODATION

### LANDING

with radiator and doors to



### BEDROOM 1

15' x 12'4 (4.57m x 3.76m )



with 3 Velux windows and window to side. Exposed wooden floor and beams. 2 radiators.

### BEDROOM 2

12'6 x 12'6 (3.81m x 3.81m )



with fitted cupboards and door to rear. 2 Velux windows, exposed beams and radiator.

### BEDROOM 3

6'5 x 13'2 (1.96m x 4.01m )



with Velux window and window to side. Exposed beams and radiator.

### CLOAKROOM

5'4 x 4'8 (1.63m x 1.42m )

comprising wc and wash hand basin. Velux window, tiled floor and radiator.



### EXTERNALLY



Off road parking to fore with further parking to the rear together with double garage. Attached to the Mill, there is a former stable with loft over. Garden area to fore and rear.



## FORMER STABLE

15'7 x 12' (4.75m x 3.66m )



Attached to the Mill with original cobbled floor and loft over.

## DOUBLE GARAGE

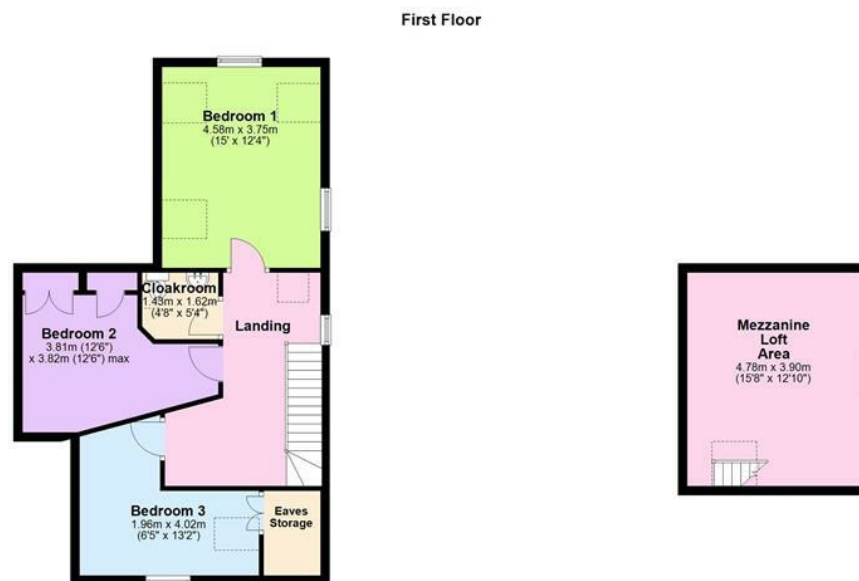
15' x 16'1 (4.57m x 4.90m )

Situated to the other side of the Felin Iago with nearby low maintenance garden area.

## DIRECTIONS

WHAT3WORDS – bumpy.business.cleanest  
From Aberystwyth take the A487 coastal trunk road south to Llanfarian before turning left onto the A485 Tregaron Road. After a mile or so turn right at Abermad on to the B4576 Llangwryfon road. At the village of Llangwryfon turn right opposite the school or the village square and proceed down the road for a short distance and the properties will be on your left-hand side.

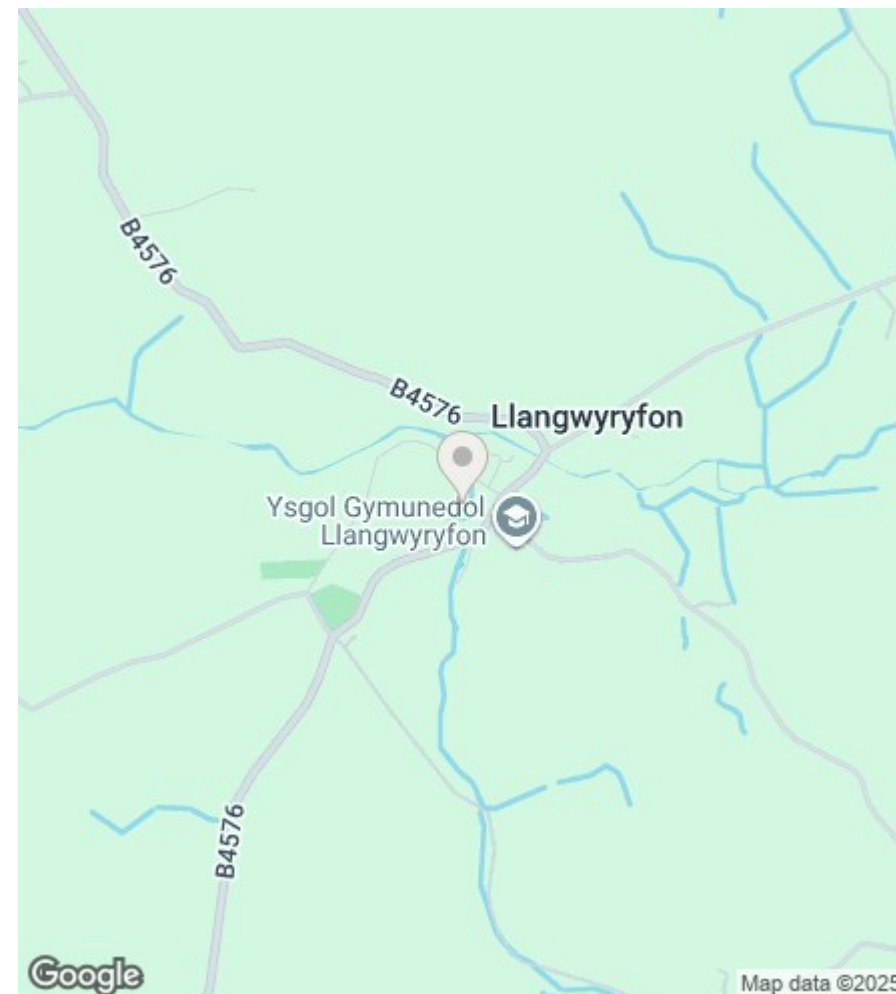




Total area: approx. 188.1 sq. metres (2024.5 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.  
Plan produced using PlanUp.

Felin Iago, Felinpontfaen, Llangwryfon



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

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