

Lovesgrove Farm Stables , Capel Dewi
Aberystwyth Ceredigion SY23 3HR
Guide price £285,000

ALED ELLIS

For Sale by Private Treaty

Part of the barn conversion of the mews at Lovesgrove Farm a traditional 3 Bedroomed double glazed and centrally heated bungalow in convenient edge of town location.

7 Lovesgrove Farm Stables
Capel Dewi
Aberystwyth
SY23 3HR

The single storey 3 Bedroomed property enjoys commodious accommodation in a sought-after edge of town location. 7 Lovesgrove is some 4 miles inland and forms part of a small cluster of similar properties on the former Lovesgrove Farm homestead. Aberystwyth is one of largest towns in Mid Wales and has a good range of both local and National retailers in addition to both social, leisure and educational facilities.

Capel Dewi in a South semi-rural village with attractive walks nearby. There is a Railway Station, General Stores and Primary School close at hand at Bow Street.

The electric central heating system is new which will be evident on inspection. Externally there is an enclosed decked area and a parking space.

TENURE
Freehold

COUNCIL TAX
Band

SERVICES
Mains water and electricity. Shared private drainage system. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

VIEWING
Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 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.

LAND TRANSACTION TAX
The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at https://www.gov.wales/land-transaction-tax-calculator and/or seek advice from your solicitor or financial adviser.

7 Lovesgrove Farm Stables provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY
Laminated floor, access to roofspace, radiator. Doors to

LIVING ROOM
15'8 x 18'1 (4.78m x 5.51m)
Spacious room with exposed high ceiling with A Frame and exposed beams. Exposed stone wall feature, radiators. Two Velux windows together with windows to fore and rear. Laminated floor.





KITCHEN
14'2 x 15' (4.32m x 4.57m)



Single drainer sink unit with mixer tap. Base and eye level units with appliance spaces, worktops over together with fitted electric cooker and hob. Eye level units, extractor hood, cooker point and tiled splashbacks. Plumbing for dishwasher, cupboard housing the new electric central heating system with hot water tank and immersion switch. Radiator, window to rear.

BEDROOM 1
9'8 x 9'1 (2.95m x 2.77m)



Part sloping headroom, radiator and window to side.

BEDROOM 2
10'3 x 12'5 (3.12m x 3.78m)



Window to fore, laminated floor and radiator. Door to

ENSUITE WC
3'9 x 9'7 max (1.14m x 2.92m max)
with wash hand basin, radiator and shelving. Velux window.

BEDROOM 3
14'2 x 14'5 max (4.32m x 4.39m max)
Feature exposed stone wall. Laminated floor, window to rear and radiator.





BATHROOM

7'1 x 8'1 (2.16m x 2.46m)

Bath with shower over and screen, WC and wash handbasin, WC. Velux window, radiator.

EXTERNALLY

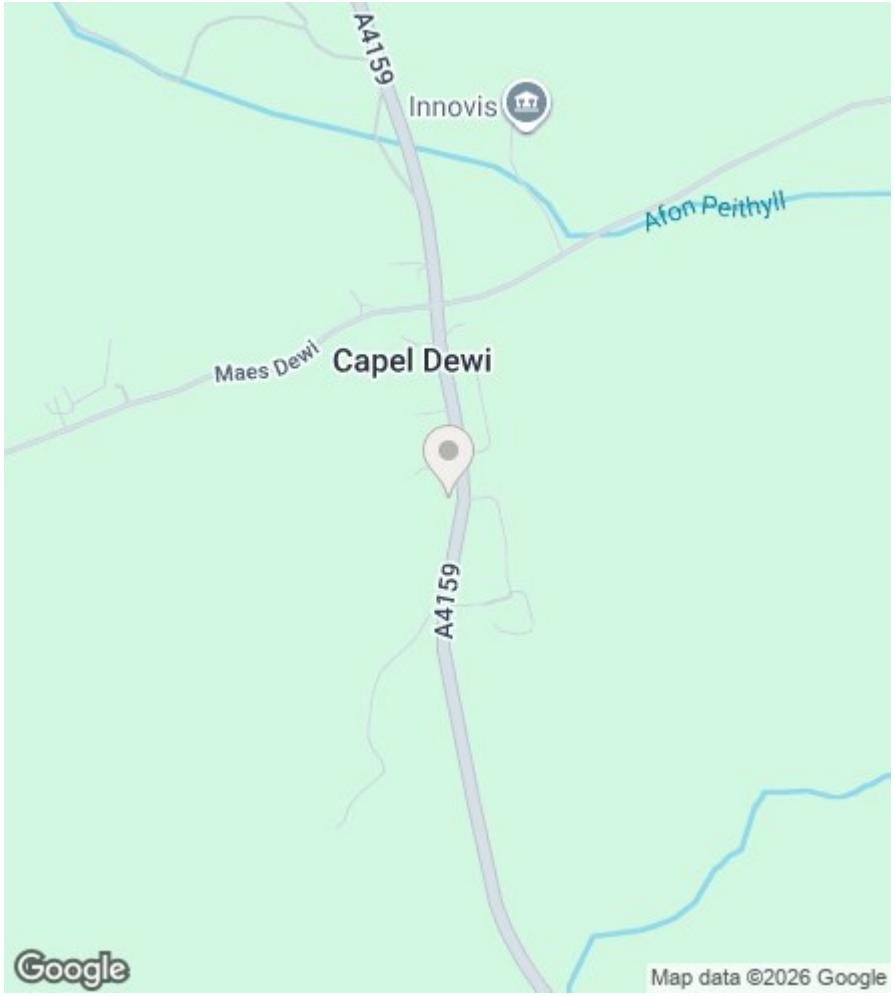


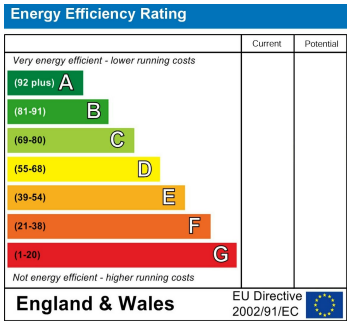
Enclosed front garden with decking and garden shed.

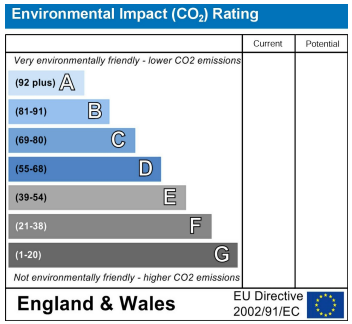
DIRECTIONS

(What3Words///performs.unhappy.awestruck)

From Aberystwyth proceed inland towards Capel Bangor on the A44 trunk road. After about 4 miles take the first exit left on to the A4159 Bow Street and proceed towards Capel Dewi. Turn right after the brow of the hill and proceed to the property taking the left fork to the rear of the development.







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