



Tynllechwedd , Ystumtuen
Aberystwyth Ceredigion SY23 3AE
Guide price £325,000



For Sale By Private Treaty

Enjoying an elevated location on the outskirts of Ponterwyd, a pretty detached traditional 3 bedroomed farmhouse together with attached traditional outbuildings and 3 acres of land.

TYNLLECHWEDD
YSTUMTUEN ROAD,
PONTERWYD
CEREDIGION
SY23 3AE

Tynllechwedd is offered for sale for the 1st time in 60 years. The smallholding abuts the unclassified Ponterwyd to Ystumtuen road a mile to the west of the village of Ponterwyd which provides access to the main A44 trunk road and has local amenities of Garage/ General stores, Primary school and Public house. The university and market town of Aberystwyth is about 12 miles travelling distance on the coast, the town having a good range of local stores and major national retailers.

Tynllechwedd is convenient to the Nantymoch reservoir and the tourist attraction of Devils Bridge.

The farmhouse is in need of some modernisation. The accommodation is highlighted on the attached floor plan. The attached outbuilding is ripe for conversion subject to the necessary consents being obtained. The land is mainly sloping in nature and East facing. The extent of the boundaries are highlighted on Red on the attached Land Registry Plan – Title Number – CYM517474.

TENURE

Freehold

SERVICES

Mains electricity and water. Private drainage. Heating by means of some Night Storage Heaters. Double glazed windows.

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.

COUNCIL TAX

Band D

VIEWING

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

Tynllechwedd provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.



GROUND FLOOR



FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with stairs to first floor accommodation and doors to

LIVING ROOM

13'1 x 9'6 (3.99m x 2.90m)



Open fireplace with wooden mantle and surround together with recess ½ glazed cupboard to side. Shelving, night storage heater and understairs storage cupboard. Window to fore and exposed beams.

DINING ROOM

13'1 x 8'9 max (3.99m x 2.67m max)



Cast iron and tiled feature fireplace with wooden mantle and surround. Exposed beams, night storage heater and window to fore.

KITCHEN

8'9 x 7'4 (2.67m x 2.24m)



comprising single drainer stainless steel sink unit with mixer tap, built in electric cooker and 4 ring hob. Base units with worktops over and appliance spaces. Eye level units, cooker point, part tiled and window to rear.

INNER HALLWAY

with doors to

AIRING CUPBOARD

with copper hot water cylinder. Electric metres and door to rear.

SEPARATE WC

part tiled and obscured window to side.

BATHROOM

4'5 x 5'4 (1.35m x 1.63m)

comprising bath with Mira shower over and screen. Part tiled, wall mounted electric heater, towel rail and obscured window to side.

FIRST FLOOR ACCOMMODATION

LANDING

with doors to

BEDROOM 1

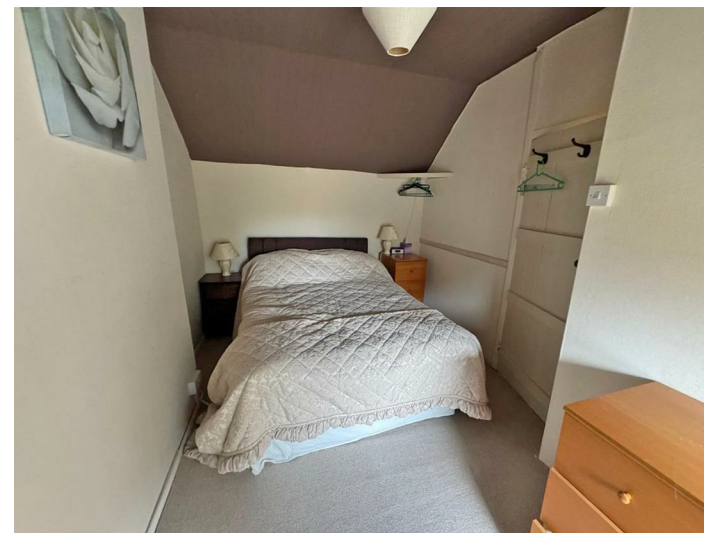
6'7 x 14'2 min (2.01m x 4.32m min)



with night storage heater, window to rear and side.

BEDROOM 2

8'9 x 13' (2.67m x 3.96m)



with night storage heater and window to fore.

BEDROOM 3

6'9 x 13'2 (2.06m x 4.01m)
with night storage heater and window to fore.

EXTERNALLY



Track to the side of the smallholding heading to

VEHICULAR HARDSTANDING



ATTACHED TRADITIONAL OUTBUILDING

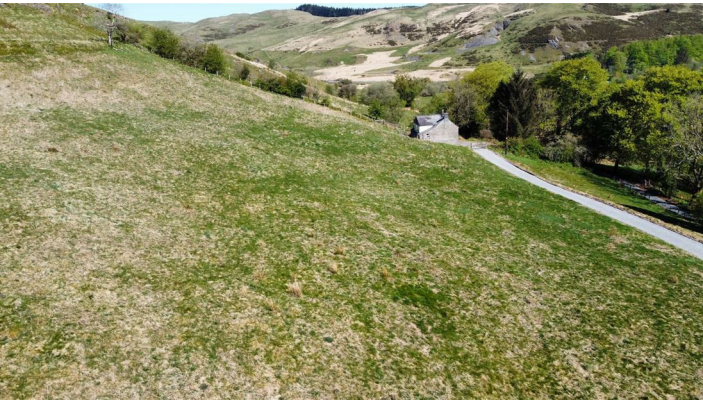
15'2 x 22'5 (4.62m x 6.83m)
This outbuilding is ripe for conversion subject to planning consent.

ENCLOSED IMMEDIATE GROUNDS

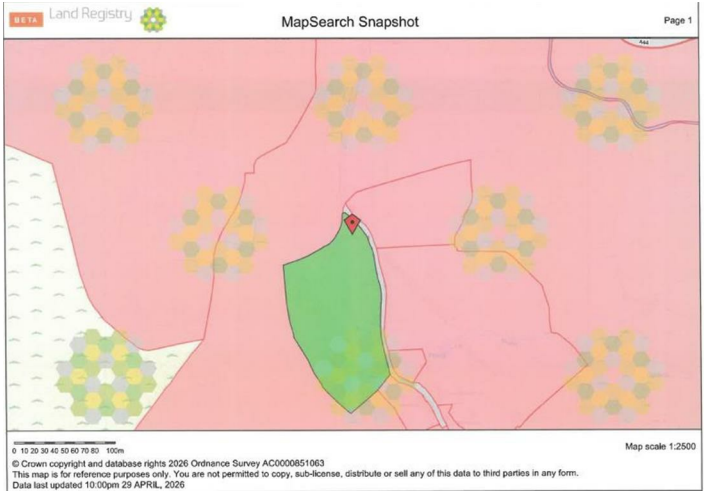


with numerous trees and shrubs.

LAND



The extent of the land which amounts to 3.238 acres is highlighted on the Land Registry title plan which is included with these particulars.



DIRECTIONS

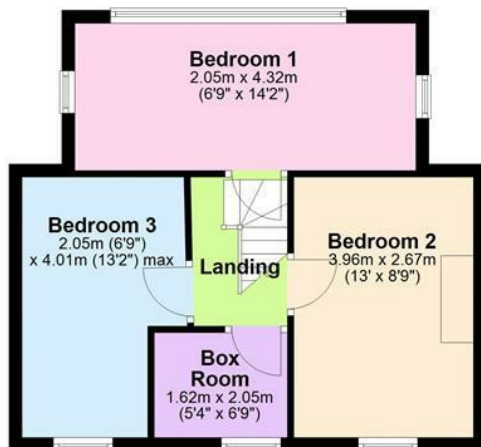
(WHAT3WORDS – lowest.junction.sues)
From Aberystwyth take the A44 trunk road inland for approximately 10 miles. Proceeding throught the villages of Capel Bangor and Goginan, Llywernog and the Red Kite Café take the next turning right for Ystumtuen (signposted). Tynllechwedd is on your right hand side after ¼ mile. Please park on the track leading to the property.



Ground Floor



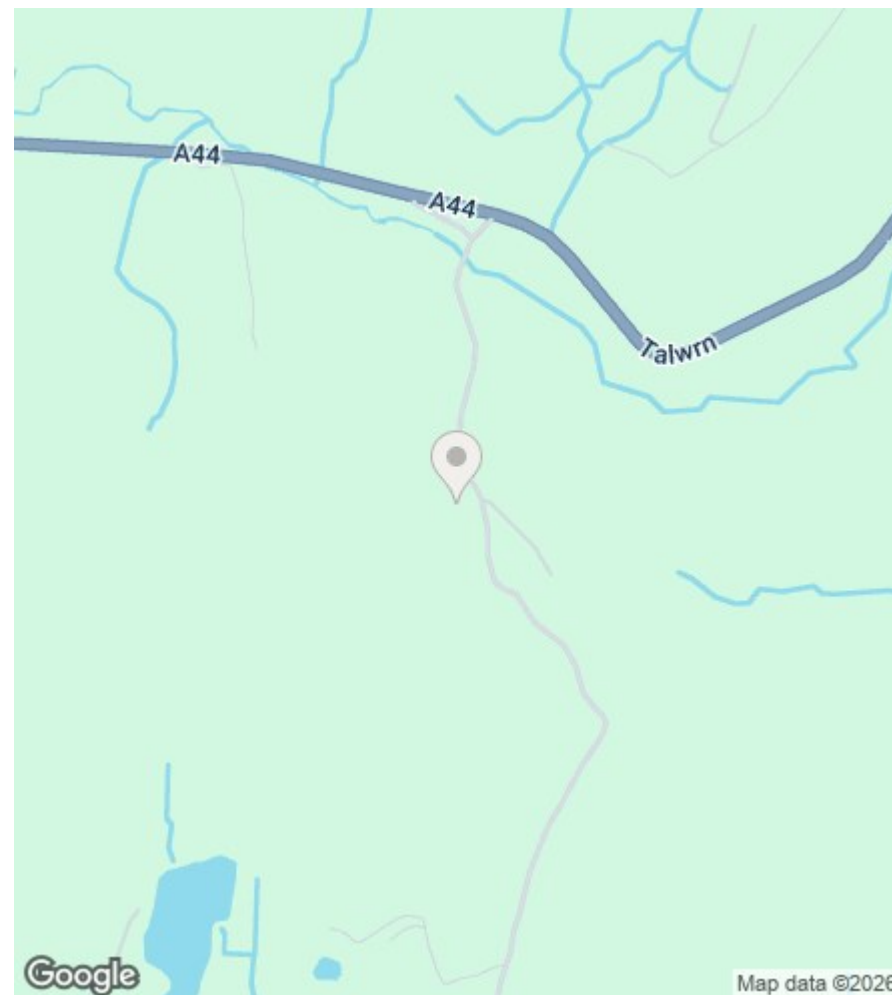
First Floor



Total area: approx. 119.9 sq. metres (1290.1 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.

Tynllechwedd, Ystumtuen, Aberystwyth



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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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