



**Felinpontfaen , Llangwryfon**  
**Aberystwyth Ceredigion SY23 4HA**  
**Guide price £375,000**



## For Sale By Private Treaty

An historic detached 3 Bedroomed former Miller House in the quiet edge of village setting known as

THE MILL HOUSE  
LLANGWYRYFON  
ABERYSTWYTH  
CEREDIGION  
SY23 4HA

We are pleased to offer For Sale this desirable detached property which enjoys a lovely setting abutting a quiet Council maintained road. The extent of the accommodation is highlighted on the attached plan.

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 electric and water. Private drainage. Oil fired 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

## PLEASE NOTE

The neighbouring property Felin Iago is under the same ownership and is also on the market. Both properties are available as a whole if desired.

## 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)

The Mill House provides for the following accommodation. All room dimensions are approximate.

## GROUND FLOOR

### FRONT ENTRANCE DOOR TO

### RECEPTION HALLWAY

with cloak cupboard and doors to

## DINING ROOM

12' x 17'5 (3.66m x 5.31m )



with windows to fore, rear and side. 2 radiators, exposed beamed ceiling and telephone point. Door to



## REAR HALLWAY

with radiator, quarry tiled floor and door to rear. Stairs to first floor accommodation and access to roof space.

## UTILITY ROOM

15'6 x 5'8 (4.72m x 1.73m)



with shelving, quarry tiled floor and single drainer stainless steel sink unit. Velux window and door to living area. Plumbing for automatic washing machine and dishwasher.

## BATHROOM

8'7 x 5'6 (2.62m x 1.68m)



comprising WC, bath, wash hand basin and shower cubicle. Quarry tiled floor and fully tiled walls.

## LIVING AREA

15' x 15'1 (4.57m x 4.60m)



with 2 windows to fore. Tiled floor, multi-fuel room heating range on a slate hearth. Open tread staircase to first floor accommodation.



## KITCHEN AREA

8'5 x 14'7 max (2.57m x 4.45m max)



Comprising single drainer stainless steel sink unit with mixer tap. Base and eye level units, window to fore and side. Tiled floor, appliance space with wooden mantle over.



**FIRST FLOOR ACCOMMODATION**

**LANDING**



access to roof space, storage area and Velux window. Doors to

**CLOAK ROOM**

5'2 x 4'3 (1.57m x 1.30m )

with WC and wash hand basin. Airing cupboard and radiator. Velux window.

**BEDROOM 1**

8'9 x 8'1 max (2.67m x 2.46m max)



with window to fore and Velux window.

**DRESSING ROOM**

8'9 x 4' max (2.67m x 1.22m max)



with fitted cupboards, window and Velux window to fore.

**BEDROOM 2**

11'8 x 9'7 (3.56m x 2.92m )



with window and Velux window to fore. Fitted cupboard and radiator. Exposed A frame beam.



**FROM THE REAR OF THE LIVING AREA**

stairs to

### BEDROOM 3

11'9 x 11'1 (3.58m x 3.38m)



with windows to fore and side.



### EN SUITE BATHROOM

8'9 x 6' (2.67m x 1.83m )



Comprising bath, wash hand basin and wc.  
Radiator and Velux window.

### EXTERNALLY



Off road parking and front lawned area. There is a further garden area (other side of the road) abutting The River Wyre included in the sale. There is a large garden area to the rear with Workshop (32' x 12') and Greenhouse.



### 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.

**Ground Floor**



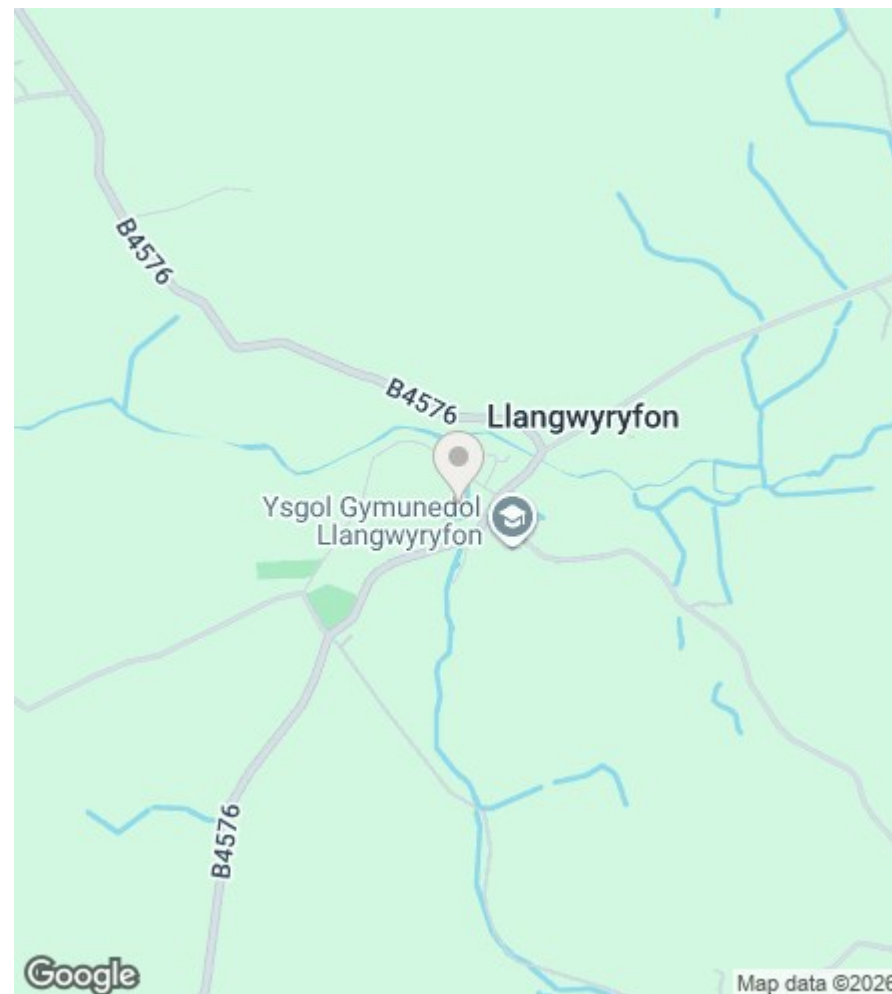
**First Floor**



Total area: approx. 129.8 sq. metres (1397.5 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.

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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	<b>51</b>	

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		

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