



**Fairways View , Capel Bangor  
Aberystwyth Ceredigion SY23 3LL  
Guide price £995,000**



## FOR SALE BY PRIVATE TREATY

A large 4 bedoomed country residence together with 2 bedoomed annexe, 4 bedoomed flat and 10 acres or thereabouts of land.

FAIRWAYS VIEW  
CAPEL BANGOR  
ABERYSTWYTH  
CEREDIGION  
SY23 3LL

Please note that 'The Flat Capel Bangor Golf Club' is a separate dwelling with its own electricity supply and council tax rates.

The property was a popular golf course before change of use was granted to convert the former club house to a residence. You will note from the floor plans that the property is multipurpose with main residence, annexe and first floor 4 bedoomed accommodation. In addition, there is a further large area on the lower ground floor which can also be developed subject to obtaining the necessary consents.

The 10 acres of grounds are also well worthy of inspection with fishing lake and areas of woodland.

Aberystwyth is but 5 miles or so travelling distance on the coast, the town having a good range of both local and national retailers. Local amenities are available at the nearby village of Capel Bangor to include primary school and public house.

Seldom so such well positioned properties of this nature become available in the Aberystwyth area. The accommodation (or part of) is suitable for letting and the grounds developed as a tourist attraction or other commercial activity subject to the necessary planning being obtained.

### TENURE

Freehold

### SERVICES

Mains electricity and water. Private drainage. Ground source central heating and solar panels. Fibre Broadband.

### COUNCIL TAX

Band D (Main dwelling)

### 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 property provides for the following commodious accommodation. All room dimensions are approximate. All images have been taken with a wide angle camera.

### FAIRWAYS VIEW



### RECEPTION HALLWAY

18'8 x 8'3 (5.69m x 2.51m )  
with tiled floor and radiator. Doors to

### KITCHEN/ DINING ROOM

32 x 18'8 (9.75m x 5.69m )

### KITCHEN AREA



Well fitted with modern base and eye level units incorporating Leisure Induction electric cooking range with stainless steel splashbacks and extractor fan over. 1½ bowl sink unit with mixer tap, concealed dishwasher, breakfast bar, tiled floor and ceiling lights. Window to fore.



### GROUND FLOOR

### FRONT ENTRANCE DOOR TO



## DINING AREA



With window to fore, 2 radiators and laminated floor. French door to patio area. Sliding door to



## FAMILY/ BAR ROOM

21'3 x 16'4 (6.48m x 4.98m )



A bar with brick features, laminated floor, radiators and ceiling lights. Door to

### LIVING ROOM

19'1 x 15'4 (5.82m x 4.67m)



### INNER HALLWAY



with doors to

### UTILITY ROOM

14'9 x 10'6 (4.50m x 3.20m )



with fireplace housing log burner range set on a slate hearth. 2 radiators and 2 windows to fore.



comprising a good range of modern base units with single drainer stainless steel sink unit. Eye level unit, tiled floor, radiator and window to rear.



**SEPARATE WC****4'8 x 4'6 (1.42m x 1.37m )**

comprising WC, wash hand basin, radiator and tiled floor.

**DOOR TO****BOX ROOM****STAIRS TO LOWER GROUND FLOOR****MODERN BATHROOM****10'6 x 10'1 (3.20m x 3.07m )**

comprising bath with mixer tap, large shower cubicle, pedestal wash hand basin and WC. Heated towel rail, tiled floor and ceiling lights.

**OFFICE****16'1 x 9'8 (4.90m x 2.95m )**

with radiator.

**FROM RECEPTION HALLWAY****door to****MASTER BEDROOM****17'2 x 18'9 (5.23m x 5.72m )**

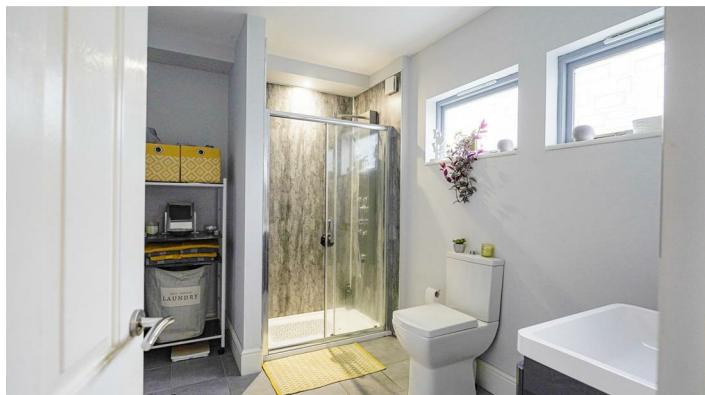
with fitted bedroom furniture, radiator, ceiling lights and window to fore.



#### DOOR TO

#### ENSUITE SHOWER ROOM

10'2 x 7' (3.10m x 2.13m )



#### BOX ROOM

#### DOUBLE BEDROOM 2

14'4 x 11'6 (4.37m x 3.51m )



#### DOUBLE BEDROOM 3

14'4 x 13'2 (4.37m x 4.01m )



with radiator and window to side.

comprising WC, shower cubicle, heated towel rail and wash hand basin. Tiled floor and door to

with radiator and window to side.



**DOUBLE BEDROOM 4**  
18'8 x 9'1 (5.69m x 2.77m )



**ANNEXE**

**OPEN PLAN LIVING/ DINING / KITCHEN AREAS**



**LIVING/ DINING AREA**  
20'9 x 16'6 (6.32m x 5.03m )



with radiator and window to fore and side.



**(LOWER GROUND FLOOR)**

**SIDE ENTRANCE DOOR TO**



with patio doors to fore and radiator.

## KITCHEN AREA

16' x 9'6 (4.88m x 2.90m )



comprising base units incorporating an electric cooker with 4 ring hob over with stainless steel splashbacks and extractor fan. Single drainer stainless steel sink unit, laminated floor and radiator.

## DOUBLE BEDROOM 1

11'1 x 15'5 (3.38m x 4.70m )



with radiator.

## INNER HALLWAY

with radiator and access to

## STORE ROOM

17' x 43'6 max (5.18m x 13.26m max )

access to

## GYM

15'6 x 17'6 (4.72m x 5.33m )

## DOUBLE BEDROOM 2

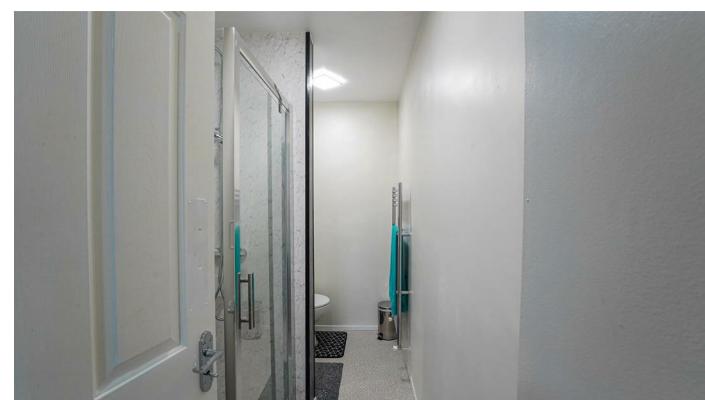
10'2 x 11' (3.10m x 3.35m )



with radiator.

## SHOWER ROOM

5'1 x 8'9 (1.55m x 2.67m )



comprising shower cubicle, WC and wash hand basin. Heated towel rail.

## THE FLAT



(FIRST FLOOR)

## ENTRANCE DOOR TO

## RECEPTION PORCH

with stairs up to

## RECEPTION HALLWAY

with radiator and door to

## SPACIOUS LIVING ROOM

21'2 x 21' (6.45m x 6.40m )



with window to fore, radiator and exposed beams. Access to front porch.



#### KITCHEN/ DINING ROOM

11'1 x 21'6 (3.38m x 6.55m )



#### UTILITY ROOM

9'2 x 5'6 (2.79m x 1.68m )

with worktop and eye level units. Laminated floor.

#### DOUBLE BEDROOM 2

16'6 x 10'4 (5.03m x 3.15m )



with radiator and window to fore.

#### DOUBLE BEDROOM 3

10'2 x 16'5 (3.10m x 5.00m )



with radiator and window to fore.

#### DOUBLE BEDROOM 4

15'8 x 10'2 max (4.78m x 3.10m max)

with radiator and window to side and rear.



with radiator.

#### BATHROOM

11'2 x 10'8 (3.40m x 3.25m )

comprising bath, large shower cubicle, WC and wash hand basin. Laminated floor and radiator.

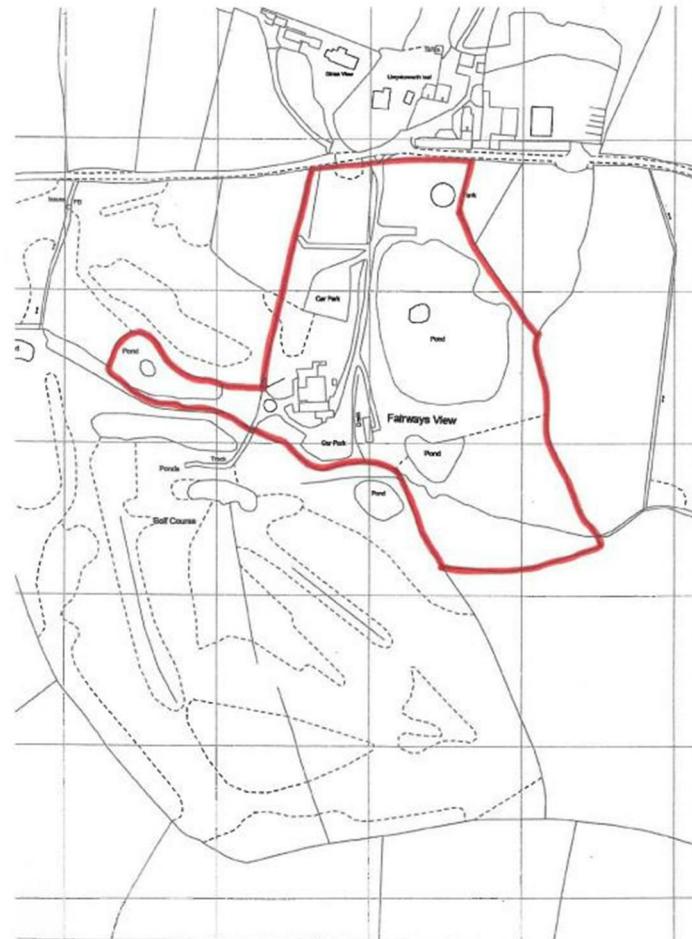
## EXTERNALLY

(SEE PLAN)

The land extends to 10 acres or thereabouts of level to gently sloping land which include the impressive fishing lake and areas of mixed nature woodland. There are ample existing vehicular hard standing areas if prospective purchasers wish to develop the land subject to obtaining the necessary planning consents.

There are a number of general-purpose outbuildings included in the sale.

## PLAN



For identification purposes only

## DIRECTIONS

(OS GRID REF: SN 64675 80942)  
WHAT 3 WORDS - baseless.fuzz.l

From Aberystwyth take the A44 trunk road inland through the village of Llanbadarn Fawr towards Capel Bangor (Llangurig Road) for approximately 5 miles. After the Lovesgrove roundabout (Taking the 2nd exit) take the turning left after the Layby and continue for approximately ½ a mile and the entrance to the property is the first on the right hand side.





**FIRST FLOOR FLOOR PLAN**



**LOWER GROUND FLOOR PLAN**



Total area: approx. 807.9 sq. metres (8695.9 sq. feet)

The floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mistake.

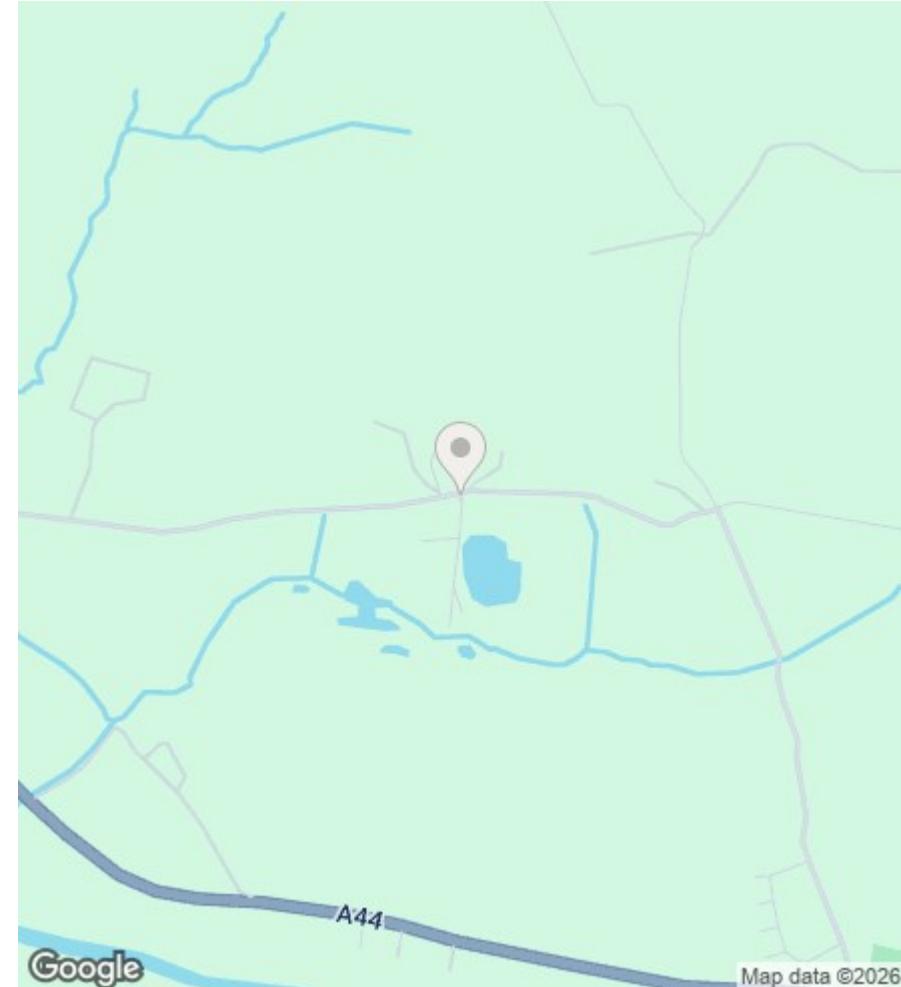
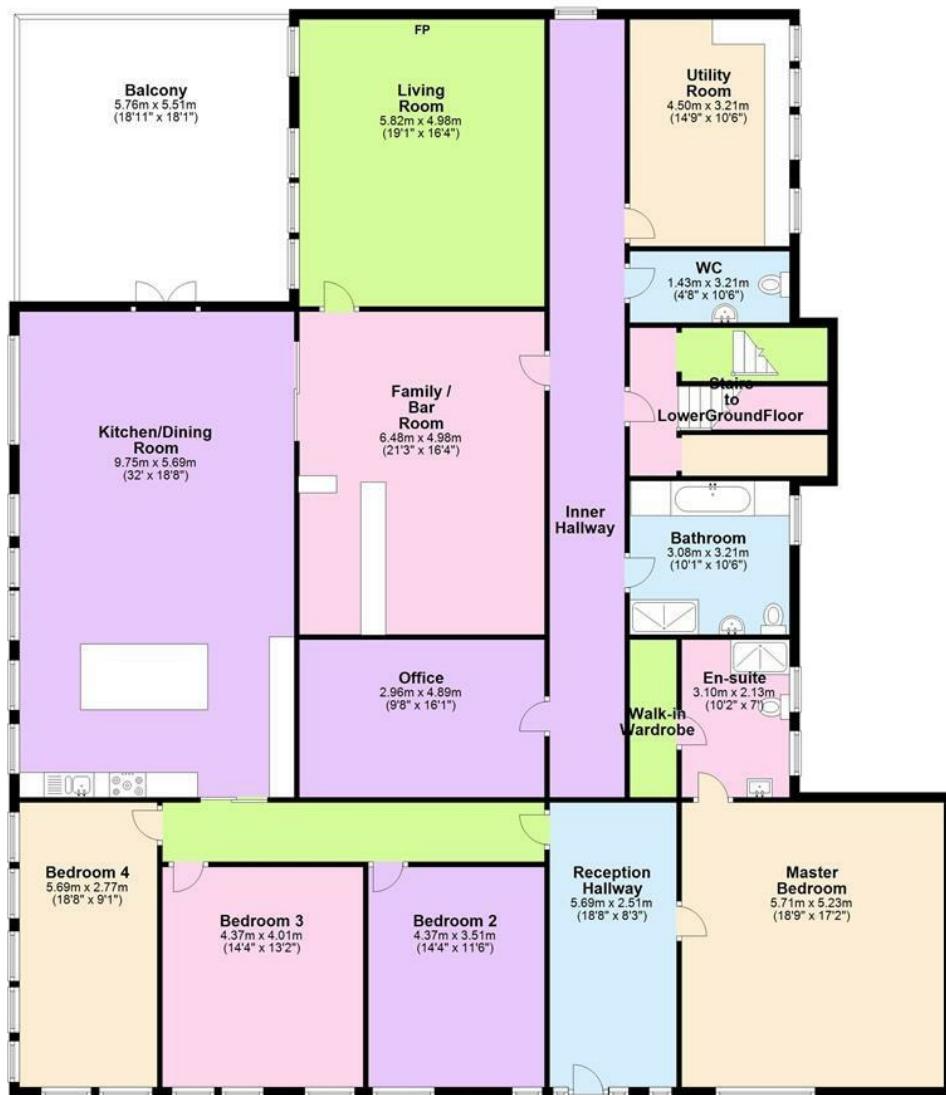
Plan produced using PlanUp.

**Fairways View, Capel Bangor, Aberystwyth**





Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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