



**Nantyrnonen , Pisgah**  
**Aberystwyth Ceredigion SY23 4NE**  
**Guide price £435,000**



A most desirable smallholding comprising 2/3 bedroomed traditional farmhouse together with attached traditional outbuilding ripe for conversion (subject to planning) and approximately 6 acres of land

Nantyrnen is situated about 180 metres above sea level abutting the A4120 Devils Bridge road on the outskirts of Pysgah. There are fine views over the Rheidol valley to the fore which prospective purchasers will appreciate during their inspection.

Nantyrnen provides for 2/3 bedroomed accommodation which is double glazed and benefits from oil fired central heating. The attached outbuildings are ripe for conversion to additional accommodation or holiday let subject to planning. The land is situated to the rear and side of the homestead being sloping in nature and appearing in good heart.

Nantyrnen is situated some 8 miles or so inland from Aberystwyth. The town having a good range of both national and local retailers to cater for the large local and student populations. Major employers situated in or near the town include the University, National Library of Wales and Bronglais hospital. Nantyrnen is also convenient to the afore mentioned Rheidol valley and also the tourist attraction of Devils Bridge a short distance further inland.

### TENURE:

Freehold

### SERVICES:

Mains electricity and water. Private drainage. Oil fired central heating.

### VIEWING:

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

Nantyrnen provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

### SIDE ENTRANCE DOOR TO

### LIVING ROOM/ KITCHEN

16'6 x 22'9 (5.03m x 6.93m )



Living area - with a most attractive open fireplace with exposed feature stone wall, stairs to first floor accommodation, tiled floor and 3 windows to fore offering superb views.

Kitchen area – comprising single drainer sink unit with mixer tap, base and eye level units incorporating a Stoves electric double oven and

Stoves 4 ring ceramic hob. Work tops over, feature bread oven and plumbing for automatic washing machine. 2 radiators and doors to



### INNER HALLWAY

with door to side and door to

### SITTING ROOM/ BEDROOM 3

7'9 x 14'6 (2.36m x 4.42m )



with 2 Velux windows and exposed wooden floor.

### SHOWER ROOM

comprising shower cubicle with Triton shower, low level flush wc and wash hand basin. Window to rear and radiator.

### BOILER ROOM

housing the free standing oil fired central heating boiler and shelving.

### FIRST FLOOR ACCOMMODATION

#### LANDING

with doors to

#### BEDROOM 1

9'2 x 12'5 (2.79m x 3.78m )

with window to fore with superb views over the Rheidol valley, fitted wardrobe and fitted cupboard. Radiator.

### BEDROOM 2

9'4 x 14'2 (2.84m x 4.32m )



with window to fore with superb views over the Rheidol valley, feature cast iron fireplace, exposed beams and radiator.

### BATHROOM

8'7 x 5'9 (2.62m x 1.75m )

comprising panelled bath with Triton shower and screen, wc, wash hand basin, fully tiled walls, radiator and pull light switch.

### EXTERNALLY



### ATTACHED CART HOUSE

25' x 16' (7.62m x 4.88m )



### FORMER STABLE

16' x 22' (4.88m x 6.71m )

## FORMER COW SHED

15' x 23' (4.57m x 7.01m )

All three outbuildings above are suitable for conversion subject to obtaining the necessary planning consents.

## OTHER OUTBUILDING

A more modern lean to cavity block outbuilding attached to the cow shed.

There is ample vehicular hard standing area.

## THE LAND



The land which amounts to 6 acres or thereabouts is situated to the rear and side of the property being sloping to gently sloping in nature and down to pasture.

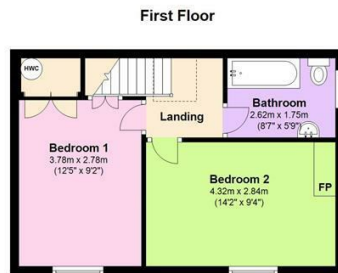
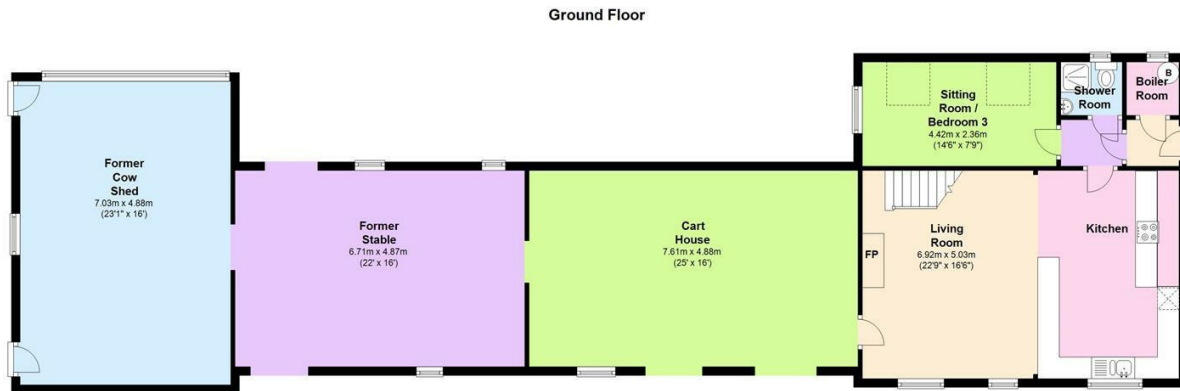
## ADDITIONAL LAND

An additional area of woodland approx 10 acres or thereabouts (on the other side of the A4120 road) is available by separate negotiation.

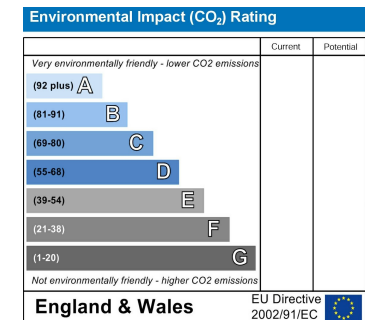
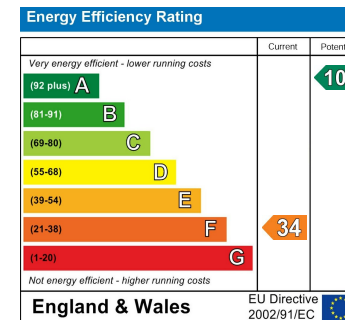
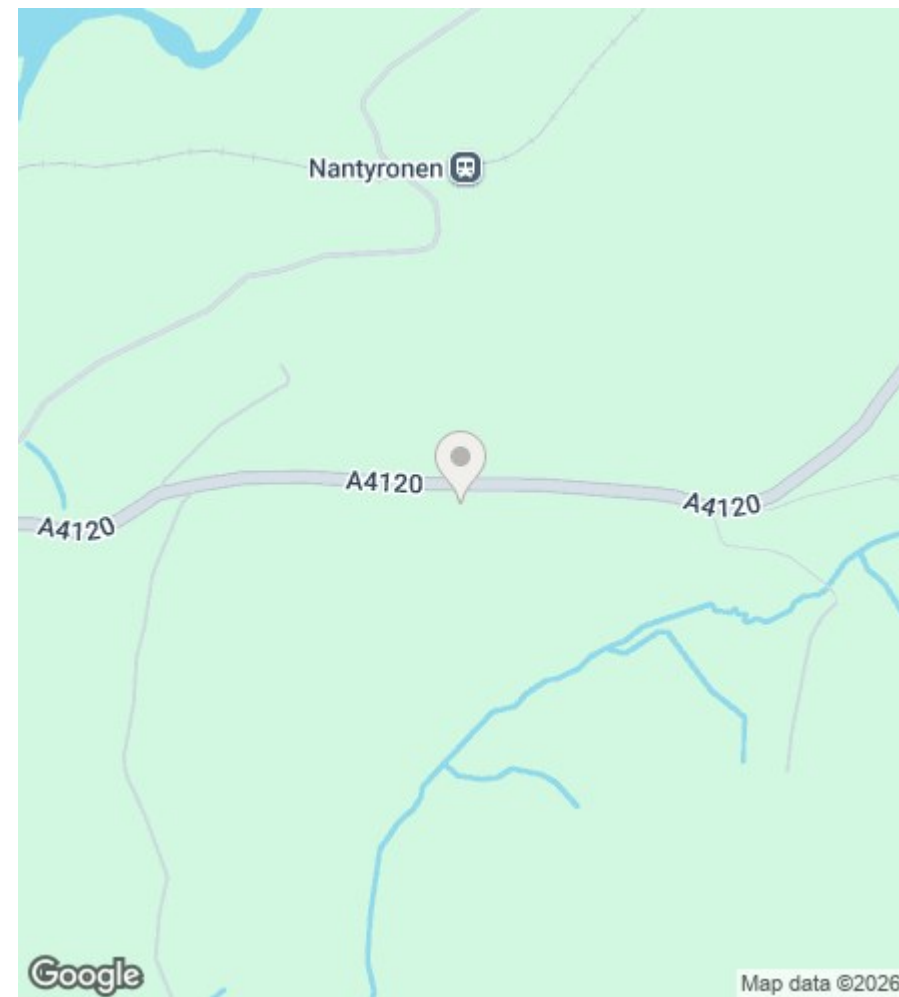
## DIRECTIONS

OS Grid Reference SN66493 77747

From Aberystwyth take the A487 coastal trunk road south to Southgate, branch left onto the A4120 Devils Bridge road and proceed through the village of Capel Seion towards Pisgah. Nantyrone is on the right hand side a short distance after the turning to Aberffwd which is on your left hand side.



The Floor plans are for guidance only.  
Plan produced using PlanUp.  
**Nantyrnen, Pisgah, Aberystwyth**



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