



**Isycoed Aberffrwd,
Aberystwyth Ceredgion SY23 3ND**
Guide price £165,000



For Sale by Private Treaty

A semi-detached traditional 2 Bedroomed Cottage with attached garage and large garden known as

Isycoed
Aberffrwd
Aberystwyth
Ceredigion
SY23 3ND

Isycoed is situated in the centre of this small rural village and enjoys a North facing location in the picturesque Cwmrheidol valley. Limited local amenities are available at the nearby village of Capel Bangor which also provides access to the A44 trunk road. The University and market town of Aberystwyth is but 7 miles travelling distance on the Coast

Isycoed is in need of refurbishment but does have the benefit of a large garden to the side and rear which abuts the Vale of Rheidol Railway Station at Aberffrwd.

TENURE

Freehold

SERVICES

Oil fired central heating. Mains electricity and water. Private drainage. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

COUNCIL TAX

Band B

VIEWING

Strictly by appointment through the sole selling agent Aled Ellis & Co Ltd., 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

MONEY LAUDNERING 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.

Isycoed provides for the following accommodation. All room dimensions are approximate.

GROUND FLOOR

Front entrance door to

LIVING ROOM

16'1 x 11' (4.90m x 3.35m)



Open fireplace, radiator, quarry tiled floor. Stairs to first floor.

BASIC KITCHEN

15'6 x 5'6 (4.72m x 1.68m)



Single drainer sink, tiled floor, radiator, cooker point and window to fore.

FIRST FLOOR

BEDROOM 1

11'3 x 15'8 max (3.43m x 4.78m max)



Radiators, access to roofspace, window to fore, exposed wooden floor.

THROUGH BEDROOM 2

6'5 x 9'7 (1.96m x 2.92m)



9'7 Window to fore, radiator and door to

BATHROOM

5'7 x 6'3 (1.70m x 1.91m)



comprising WC, bath with shower over, washbasin and heated towel rail.

EXTERNALLY



Front vehicular hardstanding leading to

ATTACHED GARAGE

16' x 13'2 (4.88m x 4.01m)

Oil central heating boiler and oil tank. Large garden (see photograph) to side and rear. Numerous outbuildings.



DIRECTIONS

OS Grid Reference SN68663 78798

(What3Words: oxidation.vowed.waggled)

Proceed inland on the A44 trunk road to Capel Bangor. Turn right to Cwmrheidol (signposted). Proceed up the valley for approximately 3 miles before turning right over the bridge to Aberffrwd. Turn left in the centre of the village and Isycoed is the first property on your right hand side.

Ground Floor

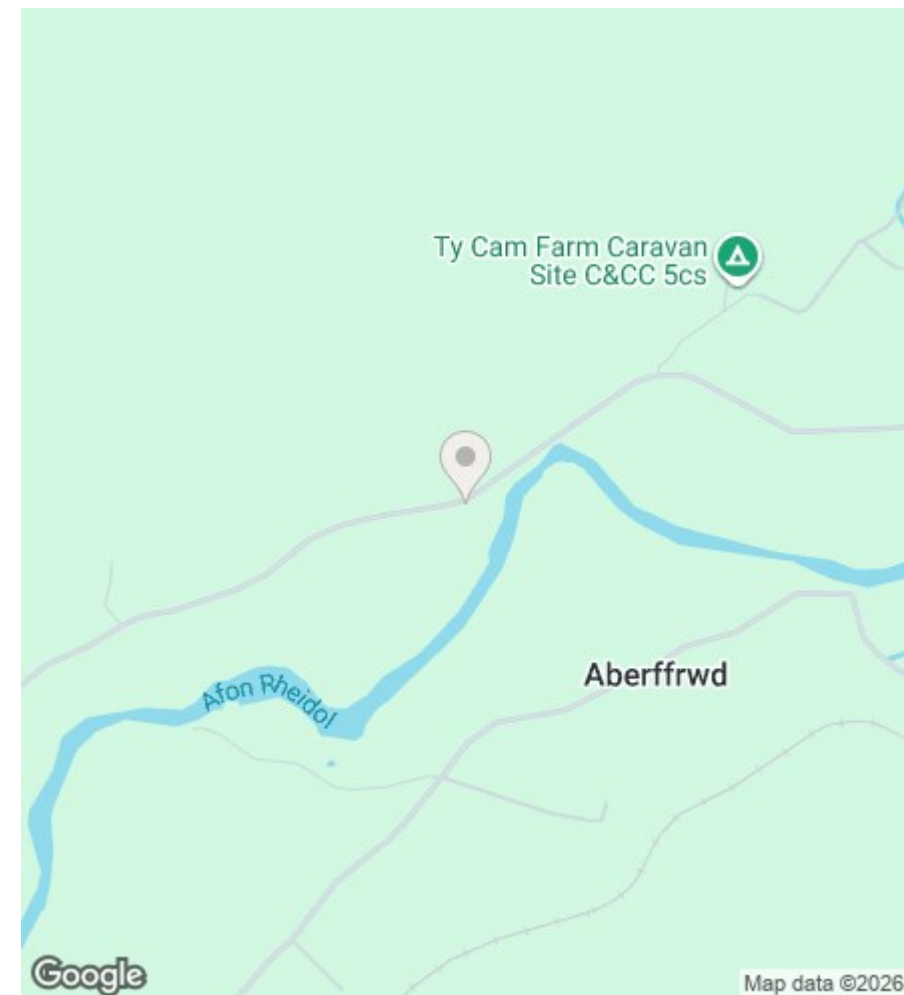


First Floor



The Floor plans are for guidance only.
Plan produced using PlanUp.

Isycoed, Aberffrw



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		
	49	84
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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