Pantglas Devils Bridge,
Aberystwyth Ceredigion SY23 4RF
No onward chain £315,000

ALED ELLIS

For Sale by Private Treaty

Enjoying an elevated location with far-reaching, uninterrupted views over open countryside near Devils Bridge, a detached 2 bedroomed traditional cottage known as

PANTGLAS
DEVILS BRIDGE
CEREDIGION
SY23 4RF

Pantglas is peacefully situated near Devils Bridge, in the foothills of the Cambrian Mountains, approximately 12 miles from the coastal town of Aberystwyth, which offers a range of supermarkets, independent shops and cafes. The property is well suited to home working, with BT/Openreach Full Fibre available, and enjoys a tranquil setting with far-reaching views, abundant birdlife and very low light pollution.

The village, in addition to the dramatic waterfalls which descend into the valley, is the terminus for the Vale of Rheidol steam railway and has the benefit of a primary school and the Hafod Hotel with its bar and restaurant. There is a scenic drive from the village to the former mining village of Cwmystwyth over Elan Valley to Rhaeadr. The Nant Y Moch reservoir, Red Kite feeding centre at Nant Yr Arian and the Strata Florida Abbey are within a short distance.

Pantglas is approached over a farm track through land which is in different ownership. The house is well worthy of inspection with many original features.

TENURE
Freehold

SERVICES
Mains electricity and water. Private drainage. Electric central heating. Full Fibre Broadband is available at this property. Please refer to Ofcom for Internet Speed and Mobile Coverage by using the following link; www.checker.ofcom.org.uk

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

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.

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.

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

GROUND FLOOR

FRONT ENTRANCE DOOR TO

PORCH
with ½ glazed entrance door to

RECEPTION HALLWAY
with quarry tiled floor and stairs to first floor accommodation. Door to

DINING ROOM
13'4 x 11'6 (4.06m x 3.51m)

Fireplace with wood burning stove (not in use) with wooden mantle over, radiator and window to fore.

KITCHEN
12'7 x 11'2 (3.84m x 3.40m)

comprising base and eye level units. Single drainer stainless steel unit with mixer tap. Electric cooker, automatic washing machine and fridge are included in the sale. Exposed stone wall with feature bread oven and fireplace. Radiator. Windows to fore and rear.

FROM RECEPTION HALLWAY DOOR TO

STUDY
6'5 x 13'4 (1.96m x 4.06m)

with under stairs storage cupboard, radiator, window to fore and rear. Door to

LIVING ROOM
16'5 x 11' (5.00m x 3.35m)

with exposed A frame beam, two Velux windows and two windows to fore. Two radiators.

FIRST FLOOR

LANDING
Radiator. Cupboard keeping the EHC electric central heating and hot water system. Access to roof space. Door to

BEDROOM 1
6'4 x 13'5 (1.93m x 4.09m)

with window to fore, radiator.

BEDROOM 2
7' x 9'3 (2.13m x 2.82m)

with window to fore.

BATHROOM
9' x 6'3 (2.74m x 1.91m)

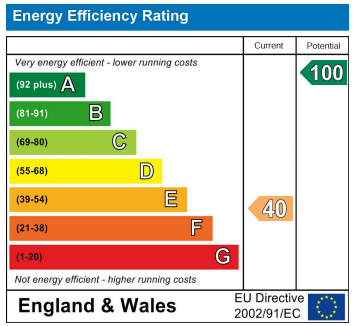
comprising WC, bath with mixer tap and screen. Wash basin. Shower point. Obscured window to rear. Radiator. Wall mounted heater.

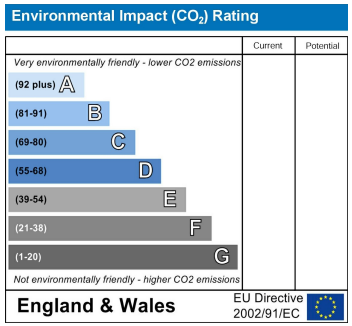
EXTERNALLY
Garden to fore mainly laid to lawn with trees and shrubs. The land shown in the sales particulars is under different ownership.

DIRECTIONS

(What3words: acclaimed.warp.arching)

I suggest the following for the first inspection. Take the A487 south out of town to Southgate. Turn left on the A4120 road and proceed for 12 miles to Devils Bridge. Turn first right near the war memorial on to the B4343 Pontrhydygroes Road. After ½ a mile turn right (near primary school). Keep left taking the “sharp” turning left. Proceed through the homestead of the farm before taking the next track right to Pantglas.





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