



**Tynrhos , Cwmystwyth**  
**Aberystwyth Ceredigion SY23 4AF**  
**Guide price £320,000**



Enjoying an elevated location just off a quiet unclassified road a detached traditional 3 bedroomed house in need of refurbishment with approximately 1 acre of land.

Tynrhos has a pleasant outlook to the fore with views over Cwmystwyth and beyond. The property enjoys a peaceful yet accessible location and is some 350 metres above sea level. There are numerous walks nearby and the Hafod estate is within a mile or so travelling distance.

The attached outbuilding (on 2 floors) is suitable for conversion to additional accommodation subject to receiving the necessary consents. During your investigation you will note Tynrhos is in need of modernisation.

The land included in the sale is mainly rough grazing. There might be a possibility of renting the adjoining paddock (under different ownership) under licence.

The villages of Ponterwyd and Devils Bridge provide for local amenities. Aberystwyth is some 16 miles distance on the coast and Rhayader is some 15 miles inland over the scenic Elan Valley mountain Road.

### TENURE

Freehold

### COUNCIL TAX

Band D

### SERVICES

Recently installed air source central heating. Private water and drainage. Mains electricity.

### VIEWING

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

Tynrhos 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 PORCH

9'7 x 5'5 (2.92m x 1.65m)  
with Tiled floor and door to.

#### LIVING ROOM

14'7 x 10'9 (4.45m x 3.28m)



with windows to fore and rear. Multi fuel heating range with feature bread oven to side and radiator. Stairs to first floor accommodation. Door to

### KITCHEN

10 x 15'1 (3.05m x 4.60m)



comprising 1 ½ bowl stainless steel sink drainer unit with mixer tap. Range of base and eye level units. Fitted electric double oven, 4 ring gas hob and extractor hood. Large under stairs storage cupboard, tiled floor, radiator, electrical meter, tiled splashboards and windows to side.



## LOUNGE

15'2 x 12'11 (4.62m x 3.94m)



Stone fireplace with woodburning range, window to rear and French doors to fore with fine views over the surrounding countryside. Radiator and wall lights.

## FIRST FLOOR ACCOMMODATION

### LANDING

with doors to

### BEDROOM 1

9'9 x 11'1 (2.97m x 3.38m)

Cupboard housing Vaillant air source system, radiator and window to fore.

## SHOWER ROOM

7'5 x 9 max (2.26m x 2.74m max)



Comprising shower cubicle, wash hand basin and WC. Cupboard housing the Vaillant hot water cylinder, radiator, window to fore.

## INNER HALLWAY

with radiator and doors to

## BEDROOM 2

10'6 x 8'3 (3.20m x 2.51m)



with Radiator and window to fore.

## BEDROOM 3

15'2 x 12'8 (4.62m x 3.86m)



with radiator, windows to fore and rear



## EXTERNALLY



The property is set in approximately 1 acre. There is also (subject to NRW approval) an opportunity to rent the adjoining paddock which has historically been let by Tynrhos. Off road parking. Front lawn and decking area.

Attached workshop-Ground floor 15'8 x 16'2. First floor 16'7 x 14'7 with WCs which subject to consent may be converted to further living accommodation.

Mainly timber construction with a corrugated zinc roof outbuilding 30 x 25 Max with poultry shed and fuel store. Further outbuilding 14 x 8 approximately. Greenhouses.



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## DIRECTIONS

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From Aberystwyth take the A4120 from

Aberystwyth to Devil's Bridge. Turn right

immediately after the Hafod Arms on to the B4574

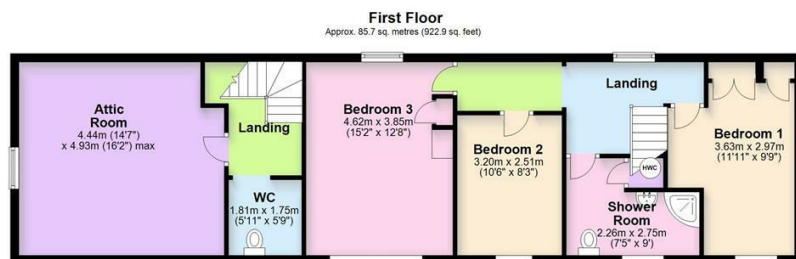
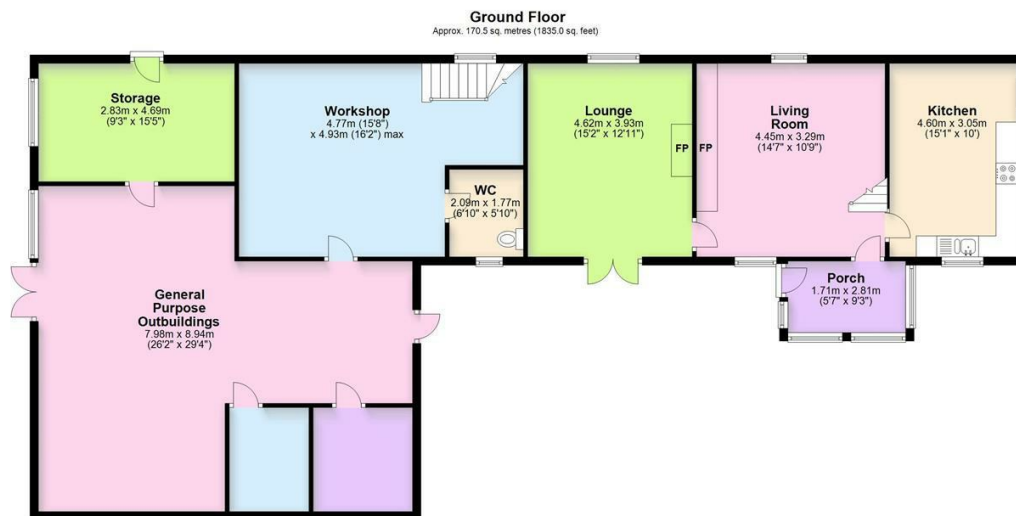
and proceed passing the arch towards

Cwmystwyth. Turn left a short distance after the

bridge and proceed up the hill for about a mile and

Tynrhos will be on the right hand side

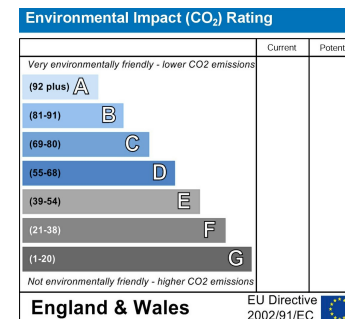
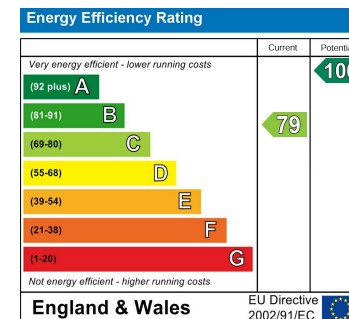
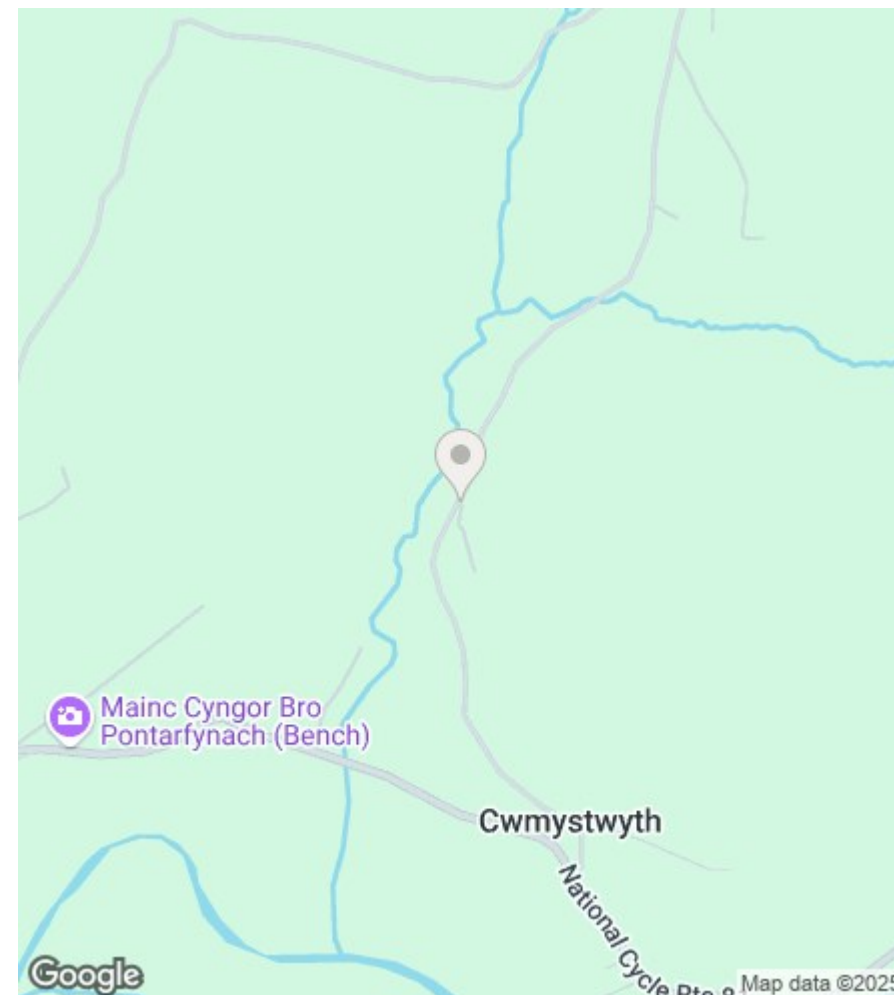
OS Grid Reference SN78670 75198



Total area: approx. 256.2 sq. metres (2757.9 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

Tynrhos, Cwmystwyth, ABERYSTWYTH



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