



**Pengraig , Bontnewydd**  
**Aberystwyth Ceredigion SY23 4JJ**  
**Guide price £325,000**



A detached 2 bedroomed traditional farmhouse in need of refurbishment together with approximately 2½ acres of land.

Penygraig enjoys an elevated location in open countryside and has the benefit of several acres of land. Local amenities are available at the nearby village of Cross Inn and Llanrhystud. The university and market town of Aberystwyth is some 13 miles travelling distance to the North. The Georgian harbour town of Aberaeron is but 11 miles on the coast and market town of Tregaron is 7 miles inland. All the after mentioned towns have a good range of amenities to include a secondary school.

Penygraig is in need of refurbishment which will be evident on inspection. The existing layout is highlighted on the attached floor plan. The land comprises of several paddocks and an area of woodland. There are numerous outbuildings & kennels included in the sale.

### Tenure

Freehold

### Council Tax

Band E

### Services

Mains electricity. Private water and drainage.

### Viewing

Strictly by appointment with the sole selling agents: Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60 / sales@aledellis.com.

Penygraig provides for the following accommodation. All room dimensions are

approximate. All images have been taken with a wide angle lens digital camera.

### Ground Floor

Covered porch with storage sheds (one with plumbing for washing machine) stable door to.

### Open plan Kitchen, Living Room & Dining Room

13'7 x 32'5 (4.14m x 9.88m)



With windows to fore, Belfast sink, fitted base units, multi fuel room heating range on slate hearth, solid fuel Rayburn, framed beams, tiled floor and 2 radiators.



### Secondary Lounge

14'8 x 12'2 (4.47m x 3.71m)



MF Rayburn (disconnected), tiled floor, exposed beams, radiator, Stairs to first floor, Front door to porch, access to

### Utility Areas

14'4 x 4'7 & 8'1 x 5'2 (4.37m x 1.40m & 2.46m x 1.57m)

With window to rear, base units and radiator.

### Bedroom

12'2 x 11'2 (3.71m x 3.40m)



With window and door to fore, tiled floor, radiator and side door to

### En Suite Shower room

2'7 x 5'4 min (0.79m x 1.63m min)

WC, Wash handbasin and shower cubicle, tiled floor, obscured window to rear.

### First Floor

### Landing / Office area

14'2 x 6'6 (4.32m x 1.98m)



With window to fore, exposed wooden floor and door to

### Bedroom 2

11'9 x 14'7 (3.58m x 4.45m)



With window to fore, exposed wooden floor, airing cupboard, under eaves storage and radiator.

### En Suite Bathroom

5'5 x 7'6 (1.65m x 2.29m)

With obscured window to fore, Bath with mixer tap, WC and wash handbasin, exposed wooden floor and radiator.

## Externally



Penygraig is the first property on the right-hand side.

What 3 Words: acrobatic.dunk.narrowest

We will attach a plan of the land for identification purposes. The land amounts to 2½ or thereabouts.

The outbuildings comprise of:

Timber outbuilding 44 x 16

Cavity block outbuilding 32 x 18

Traditional former barn with loft 20 x 13

Kennels 26 x 13

## Directions

OS Grid Reference SN 59808 65751

The post code (SY23 4JJ) will guide you directly to the property.

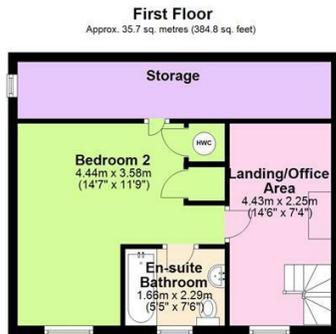
There are several alternative routes.

Take the A487 Trunk Road south to Llanrhystud before turning left on to B4337 Lampeter Road. At Cross Inn turn left at the crossroads (NR Pub) on to the B4577 and proceed for 2 miles to Bethania.

Turn left at the crossroads on to the A4576

Llangwyrfon Road and proceed for a further 2

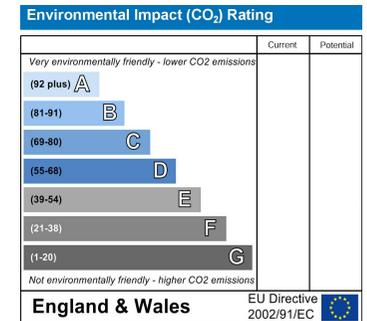
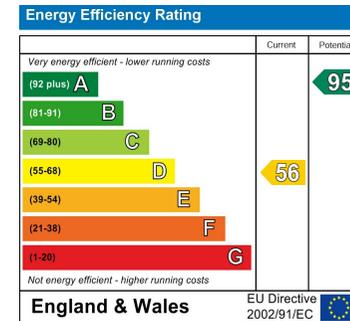
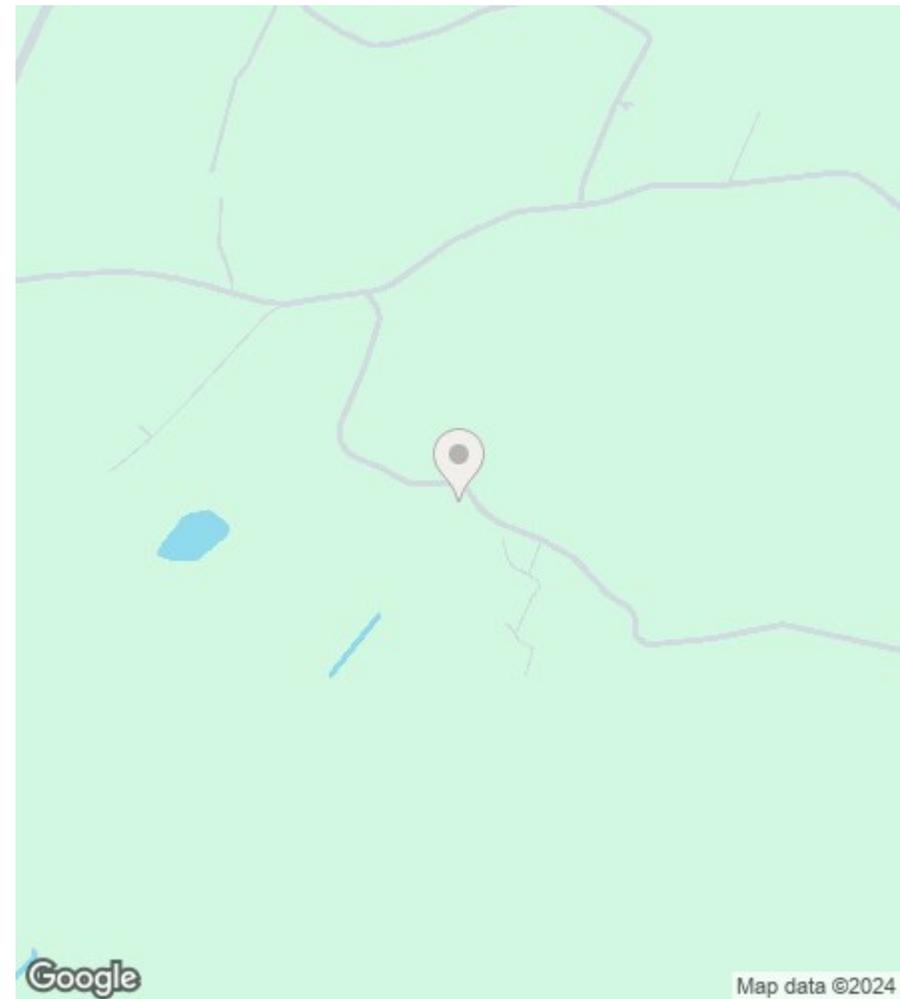
miles. Turn right (after the dairy farm) and proceed up the hill before turning the 1st right and



Total area: approx. 156.4 sq. metres (1683.9 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.

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