



**Pantglas , Devils Bridge  
Aberystwyth, Ceredigion SY23 4RF  
Guide price £315,000**



## For Sale by Private Treaty

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

PANTGLAS  
DEVILS BRIDGE  
CEREDIGION  
SY23 4RF

Pantglas is quietly situated a mile or so from the tourist attraction of Devils Bridge in the foothills of the Cambrian Mountains and is 12 miles from the market town of Aberystwyth. There is fantastic birdlife (skylarks, cuckoos and kites are all frequently seen near the house) and scenery in the area. 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 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](http://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](mailto:sales@aledellis.com)

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 multi fuel room heating range (as seen) 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)



## LIVING ROOM

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



## BEDROOM 1

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



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

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

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



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



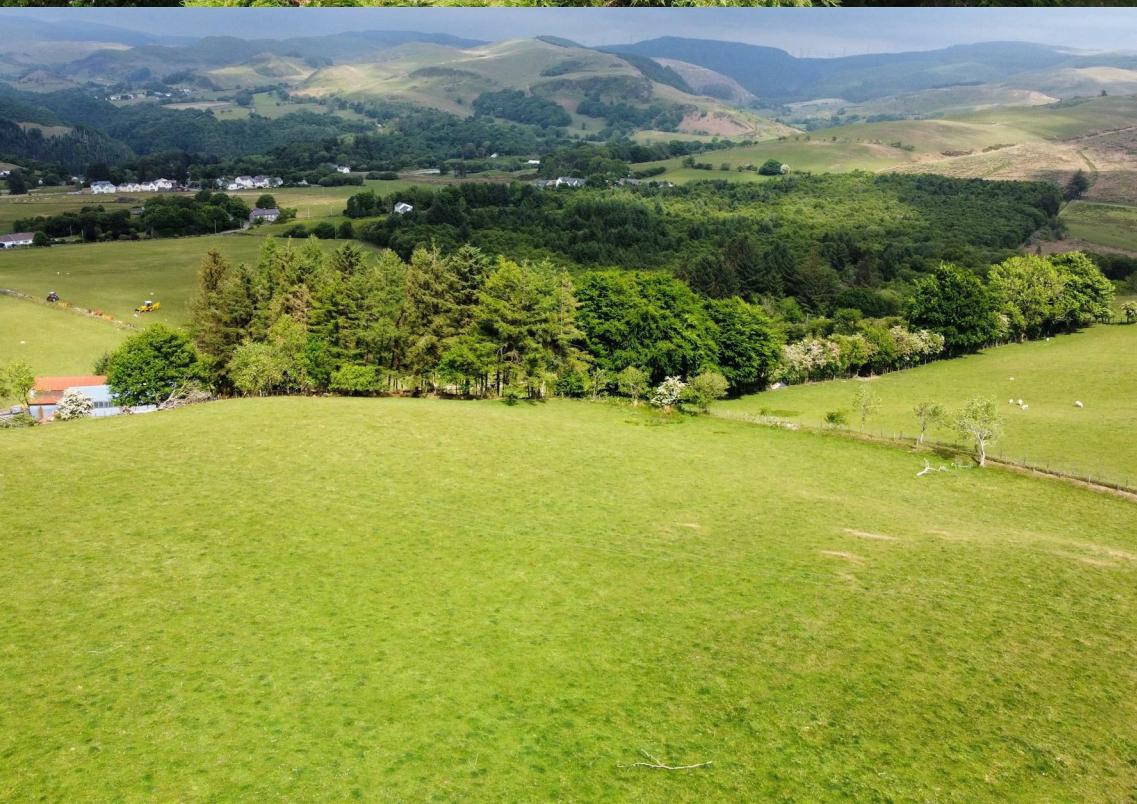
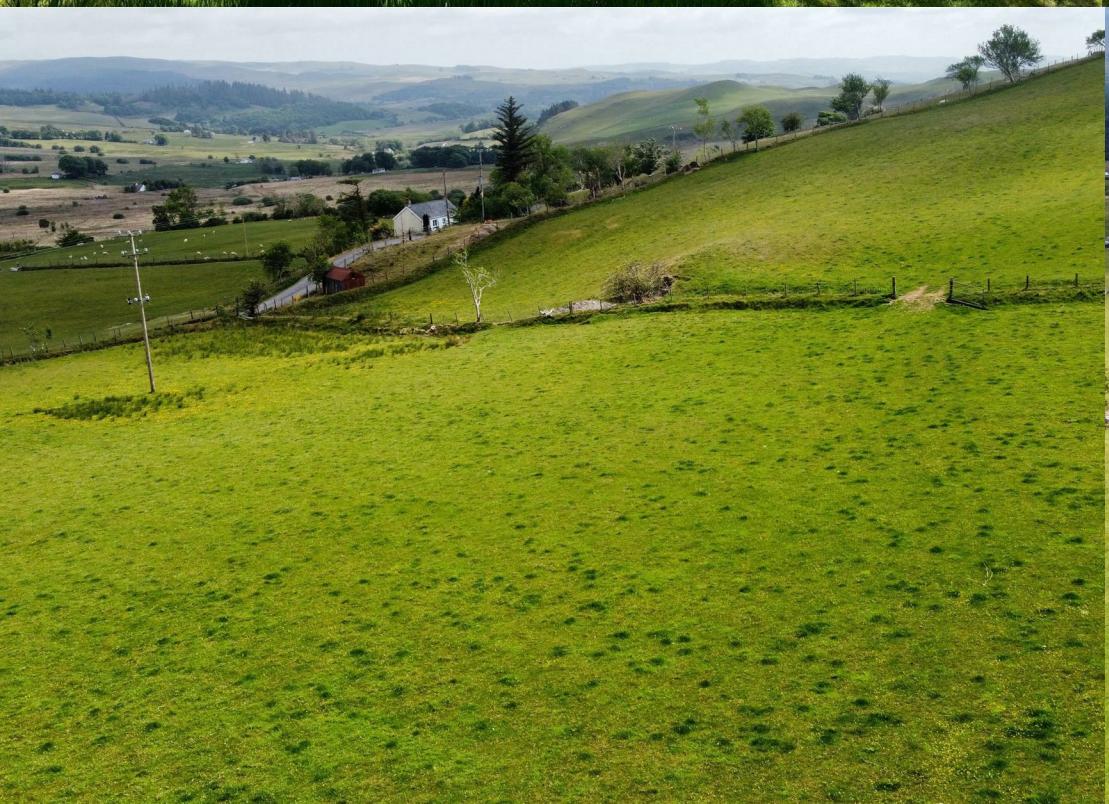
## DIRECTIONS

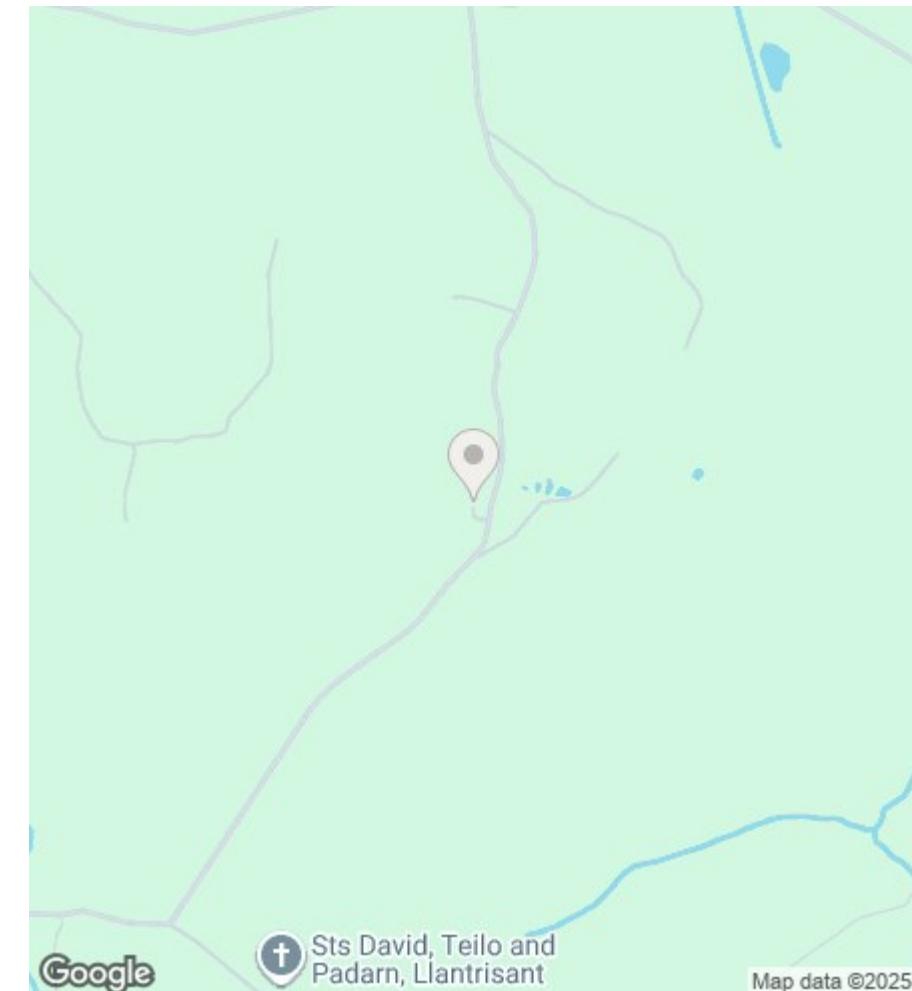
(What3words: acclaimed.warp.arching)

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.

## 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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Tel/Ffon: 01970 626160

Email/E-Bost: [sales@aledellis.com](mailto:sales@aledellis.com)