



Woodland @ Hafod Y Gau, Pontrhydygroes
Ystrad Meurig Ceredigion SY25 6DP
Guide price £75,000



Enjoying an elevated location with far reaching views approximately 8 acres of Woodland known as;

Land at Hafod y Gau Uchaf

Ysbyty Ystwyth
Ystrad Meurig
Ceredigion
SY25 6DE

Description

The land is approximately 340 meters above sea level overlooking the upper reaches of the Ystwyth Valley and Pontrhydygroes and within a short distance of the former Hafod Estate and the former mining village of Cwmystwyth.

The village of Pontrhydygroes is within a mile and the tourist attraction of Devils Bridge is also nearby. The villages have local amenities to include Public Houses and Primary School.

Tenure

Freehold

Services

Natural water source

Viewing

Strictly by appointment with the Sole Selling Agent - Aled Ellis, 16 Terrace Road, Aberystwyth SY23 1NP 01970 626160.

Our client will be more than happy to meet you on site to discuss the conservation work which he has undertaken and what he intends to plant on adjoining land which he is reclaiming.

Directions

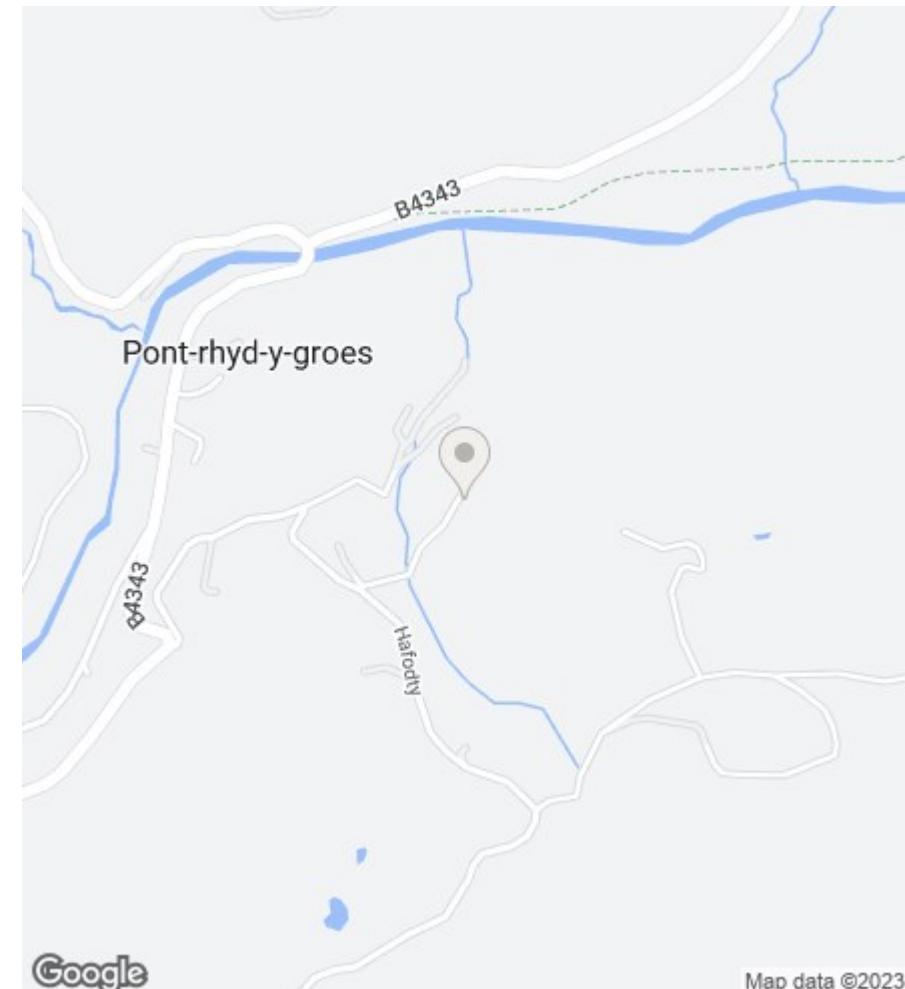
OS Grid Reference SN7505271926. There are several alternate routes! From Aberystwyth take the A487 trunk road south for Llanfarian. Turn left on to the A4120 Devils Bridge road and then immediately right on to the B4340/A485 and proceed to Abermagwr. Turn left on to the Pontrhydygroes road and proceed right over the bridge in to the village. Turn left after the "S" bend and proceed up the hill for a mile or so before turning left and the land will be on your left demarcated by a For Sale Board – See Plan

The land for sale is above the track which leads to Hafod – y – gau uchaf homestead which is under different ownership. Approximately 3200 sapling trees have been erected over the whole site and 2000 on this land for sale which regular management is been undertaken. There are also areas of Christmas trees and some Spruce.

The land in total amounts to 8 acres.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
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16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

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