



Gwynfryn , Capel Seion  
Aberystwyth Ceredigion SY23 4ED  
Price guide £162,000





### A semi detached

2 bedroomed traditional cottage convenient to Aberystwyth.

This semi-detached traditional property retains many original features but has been modernised by the vendor to include double glazing and central heating. The property is well presented throughout. The property would ideally suit first time buyers providing for 2 bedroomed accommodation with garden and summer house to the rear. Open plan forecourt to front.

The village of Capel Seion is some 4 miles or so from Aberystwyth on the A4120 Devils Bridge road. Local amenities are available nearby at Penparcau to include post office, general stores and primary school. Aberystwyth also has a wide range of amenities to include major retailers on the High St, banks, offices, secondary schools, sporting facilities, hospital and the National Library of Wales.

### TENURE:

Freehold

### SERVICES:

Mains electricity and water. Shared private drainage. Oil fired central heating. Double glazing.

### VIEWING:

Strictly by appointment with the selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

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

### DOUBLE GLAZED FRONT PORCH

with quarry tiled floor and half glazed entrance door to

### LIVING ROOM

17'9 x 13'9 (5.41m x 4.19m)



max dimensions, with 2 windows to fore, part tiled quarry tiled floor, under stairs storage cupboard. Prospective purchasers please note that the chimney has been double lined and therefore it is possible to install a range or perhaps an open fire if so desired.

### KITCHEN

11'1 x 6'4 (3.38m x 1.93m)



comprising single drainer stainless steel sink unit, range of base units incorporating a Select electric cooker with 4 ring hob over, tiled splash-backs, eye level units with extractor hood. Cooker point, window to rear, door to side leading to

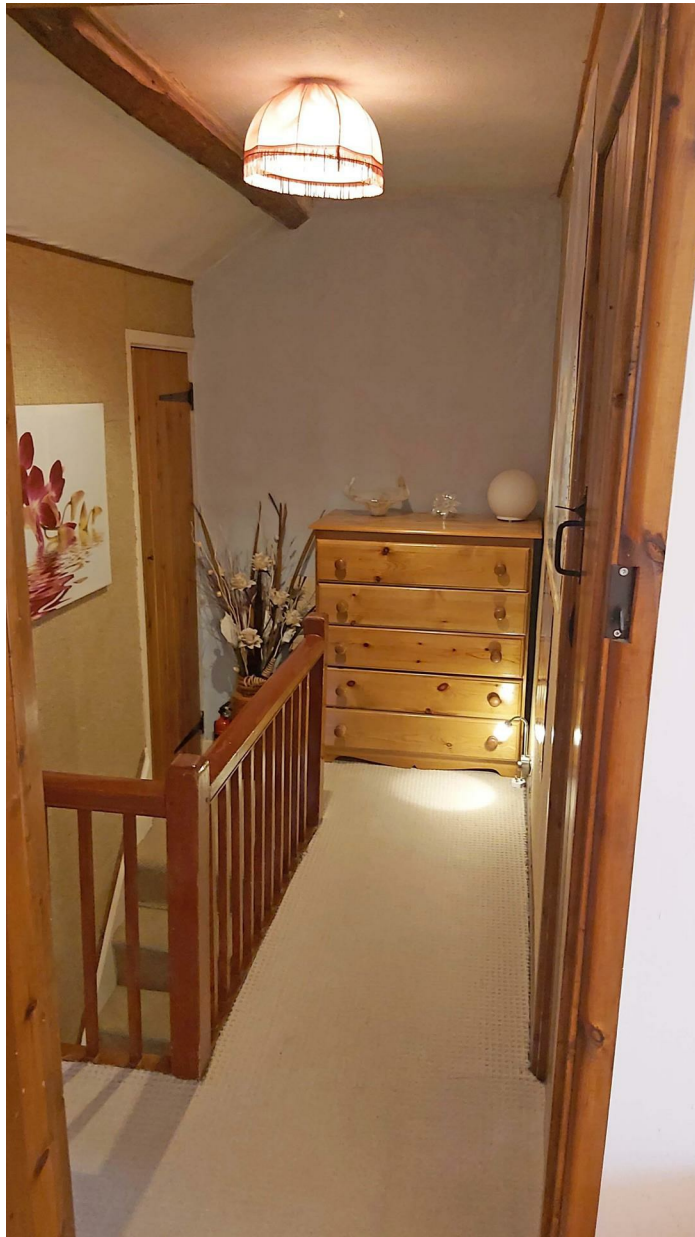
### UTILITY ROOM

6'2 x 6'3 (1.88m x 1.91m)

with free standing oil fired central heating boiler, pressurised water tank for the central heating system and hot water. Quarry tiled floor and window to rear.

## FIRST FLOOR ACCOMMODATION

### LANDING



with linen cupboard, radiator and doors to

### BEDROOM 1

8'6" x 9'3" (2.59m x 2.82m)



8'6" x 9'3" with window to fore and radiator. Access to roof space.

### BEDROOM 2

14'1" x 8'2" (4.29m x 2.49m)



with window to fore and radiator.

### BATHROOM

7' x 9'7" (2.13m x 2.92m)



comprising panelled bath with mixer tap, low level flush wc, pedestal wash hand basin, under eaves storage, tiled floor, extractor fan and obscured window to rear.



## EXTERNALLY



Side access. Steps leading up to a further patio, summer house, lawned area etc. Oil tank, garden shed and coal bunker.

Additional ground has recently been cleared to rear of the cottage in order to have a larger immediate patio area.



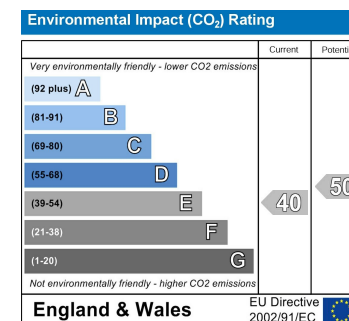
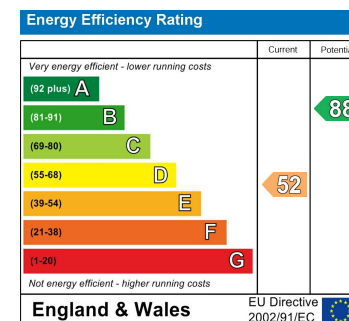
## DIRECTIONS

From Aberystwyth take the A487 coastal trunk road south to Southgate turn left onto the A4120 Devils Bridge road and continue through Moriah to Capel Seion. Upon entering the village the property is the 2nd property on the left hand side just after the Chapel on the same side of the road.









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