



**Bwthyn Y Wawr , Ystumtuen
Aberystwyth Ceredigion SY23 3AE
Guide price £335,000**



For Sale by Private Treaty

A 3 Bedrooomed link detached traditional house together with 6 acres of land situated in a small rural village known as

Bwthyn Y Wawr
Ystumtuen
Aberystwyth
Ceredigion
SY23 3AE

Bwthyn Y Wawr is a grade 2 listed link detached house which was historically the village Post Office/ Shop. The property provides for 3 bedrooomed accommodation with spacious lounge and a large kitchen and dining room boasting a double vaulted high ceiling with numerous Velux windows which enhance the natural lighting. There are numerous traditional outbuildings to the rear of the house and a useful garage to the fore.

Local amenities and access to the main A44 trunk road are but 2 miles travelling distance at Ponterwyd to include a Primary School, Public House and Garage/General stores. Aberystwyth is some 12 miles travelling distance on the Coast and Llangurig is a similar distance inland. The Nantymoch and Dinas Reservoirs and the tourist attraction of Devils Bridge are also nearby.

The 6 acres of land has been utilised for equestrian purposes and abuts the Council Road for ease of access.

TENURE

Freehold

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

COUNCIL TAX

Band C

VIEWING

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

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.

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

GROUND FLOOR

Double doors to

PORCH

Glazed door to

DINING ROOM

14' x 13'6 max (4.27m x 4.11m max)



Window to fore, radiator, exposed wooden floor.

LIVING ROOM

16'3 x 14' (4.95m x 4.27m)



Fireplace with wooden mantle and surround housing a multi fuel heating range on a slate hearth. Recess cupboard to side, two radiators. Door to

KITCHEN

10'7 x 17'8 (3.23m x 5.38m)





BEDROOM 1
10'5 x 13'9 (3.18m x 4.19m)



Window to fore, radiator.

BEDROOM 2
8'5 x 8'5 (2.57m x 2.57m)



Window to fore, radiator.

SEPARATE WC

BATHROOM
5'1 x 7'1 (1.55m x 2.16m)



Bath with Mira shower and screen over. Washbasin with mixer tap. Velux window, radiator, part tiled.

1 ½ bowl single drainer sink unit with mixer tap. Base units with HotPoint double oven and Whirlpool hob over. Eye level units, appliance spaces, exposed wooden floor, plumbing for automatic washing machine. Radiator, recess cupboard, 6 Velux windows, window to side. Door to rear.

UTILITY ROOM

4'5 x 10'6 approx (1.35m x 3.20m approx)

Free standing oil fired central heating boiler. Shelving.

FIRST FLOOR

Radiator, large cupboard.

Galleried landing doors to

BEDROOM 3

8'6 x 14' (2.59m x 4.27m)



Window to fore, radiator, shelving.

EXTERNALLY

Modern 2 Bay Outbuilding/ Garage (30' x 15') to fore.

Numerous traditional buildings approached from the Council Road. The outbuildings comprise of a stable/tack room, old chicken shed, workshop and potting shed/ greenhouse.

immediate enclosed garden. There is an area of land (1/3 of an acre) at the front of the property which has been left to nature as highlighted in the photograph.

The land extends to 6 acres or thereabouts divided into 4 paddocks with access to the Council maintained road. There is a freestanding timber built Livestock shelter abutting the road.



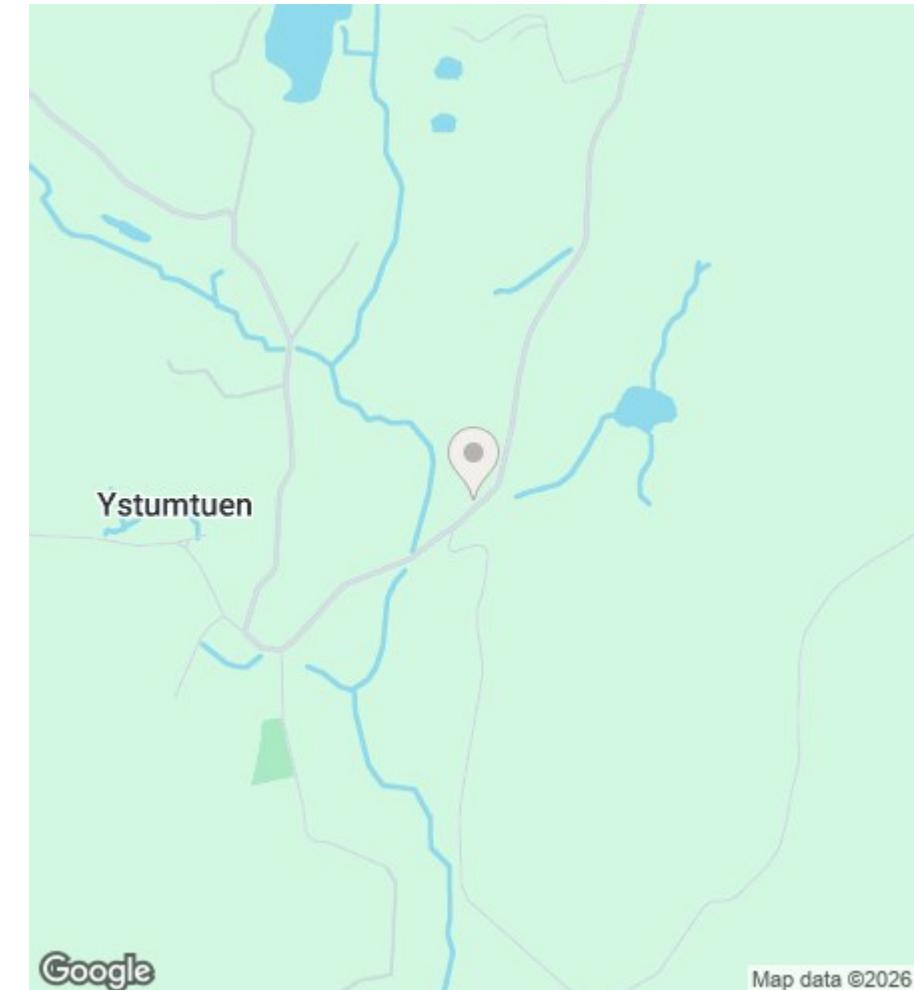
DIRECTIONS

(OS Grid Reference SN73537 78629)

(What3Words: trinkets.history.devotion)

From Aberystwyth take the A44 trunk road inland for 11 miles through Capel Bangor, Goginan and Llywernog before turning right towards Ystumtuen (signposted) just before Ponterwyd. Proceed over the common to the centre of the village, turn left and the property is on your right hand side just before the chapel.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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