Brynllwyd Alltglais, Clarach
Aberystwyth Ceredigion SY23 3DH
Guide price £415,000

ALED ELLIS

For Sale by Private Treaty

A secluded yet convenient 3 Bedroomed detached Georgian residence which has been modernised throughout together with 2 acres of land.

Brynllwyd
Alltglais
Clarach
Aberystwyth
SY23 3DH

Brynllwyd enjoys an elevated location and is set in approximately 2 acres of mainly natural wooded grounds (see plan) which are mainly sloping in nature. There are fantastic views over Cardigan Bay, and inland which prospective purchasers will appreciate during their inspection.

This period residence was originally built as the Dowager's Cottage for the former Plas Cwmcynfelin Estate. Brynllwyd has been refurbished to a high standard and has the benefit of a new air source central heating system with under floor heating on the ground floor. The property is very well insulated with recently fitted kitchen and new bathroom suites. The electrical wiring is modern, and the private drainage system has recently been renewed. The accommodation is highlighted on the attached floor plan. In addition to the 3 bedrooms, there is ladder access to the additional spacious attic room.

The University and Market Town of Aberystwyth is within 2 miles travelling distance. There are a number of public footpaths nearby which lead to the town, University Campus, the Coastal path and Constitution Hill.

Aberystwyth is the largest town in Ceredigion and has a good range of local and National retailers in addition to social, leisure and educational facilities.

TENURE
Freehold

SERVICES
Mains electricity. Private drainage. Private water supply. Air source heating (new) and under floor heating on ground floor.

COUNCIL TAX
Band E

VIEWING
Strictly by appointment through the sole selling agent Aled Ellis & Co Ltd. 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.

LAND TRANSACTION TAX
The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at https://www.gov.wales/land-transaction-tax-calculator and/or seek advice from your solicitor or financial adviser.

Brynllwyd is approached over a sloping single track zig zag Council Maintained Road up to the last bend. Brynllwyd is then approached over a recently laid tarmacadam road.

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

GROUND FLOOR

SIDE ENTRANCE DOOR TO

PORCH
cupboard housing the central heating water tank. Half glazed entrance door to

SPACIOUS LIVING ROOM
25'2 x 18'9 (7.67m x 5.72m)
Two windows to fore with fine views over Clarach and beyond. Window to rear. Under stairs storage and stairs to first floor accommodation. Cupboard concealing central heating pipework. Two attractive feature fireplaces with raised slate hearth. One fireplace houses a multi fuel heating range, and the other fireplace has a wooden flute fitted ready for connection. Recesses with shelving, exposed beam, wooden effect laminated floor and ceiling lights.

KITCHEN/ DINING ROOM

23'8 x 9'7 (7.21m x 2.92m)

Recently fitted base and eye level units with concealed fridge freezer and dishwasher together with appliance spaces and worktops over. Eye level units with stainless steel extractor fan. Double bowl Belfast sink with mixer tap. Ceiling lights, slate floor, windows to fore, windows and door to side.

FIRST FLOOR

Landing

LADDER ACCES TO

ATTIC ROOM

17' x 22' (5.18m x 6.71m)

Sloping headroom, two Velux windows.

DOOR TO

BEDROOM 1

8'2 x 9'2 (2.49m x 2.79m)

Windows to fore and side, radiator. Exposed wooden floor.

BEDROOM 2
10' x 12'7 (3.05m x 3.84m)

Feature stone fireplace, window to fore with fine views, exposed wooden floor and radiator.

BEDROOM 3
12'6 x 10'1 (3.81m x 3.07m)

Feature stone fireplace, window to fore with fine views, exposed wooden floor and radiator.

BATHROOM
9'1 x 8'7 (2.77m x 2.62m)

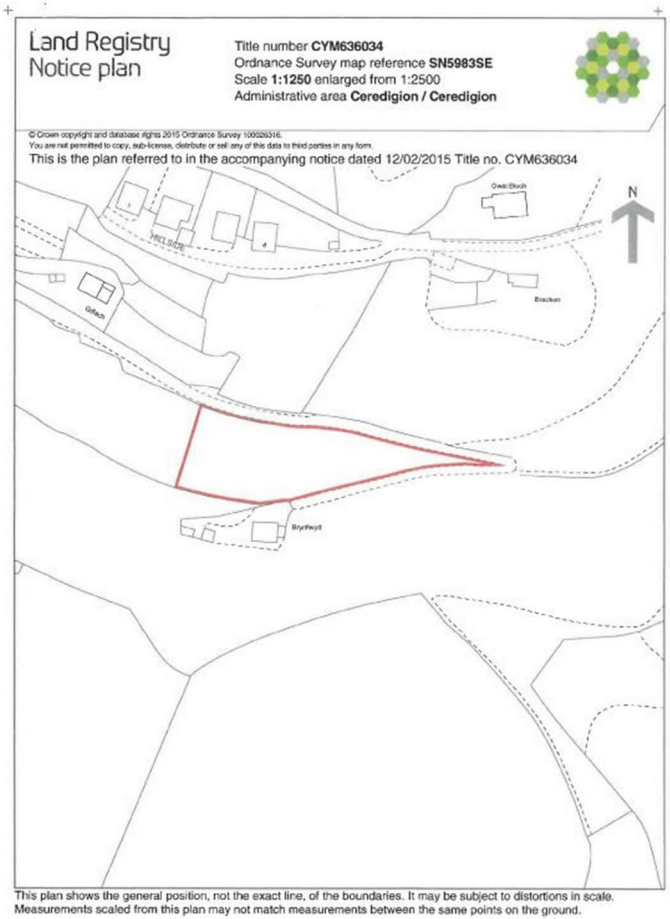
Victorian style bath with mixer tap. Large shower cubicle, low level flush WC and washbasin. Ceiling lights, exposed stone wall, radiator and window to side.

EXTERNALLY
The land in total amounts to 2 acres. The land is highlighted in red on two Land Registry Plans namely titles CYM565937 and CYM636034. The land below the road is steeply sloping in nature. There is a level tarmacadam leading to the side of the property together with level immediate garden area which can be further developed.

DIRECTIONS SN 59501 83432

(What3Words///warblers.slime.critic)

From Aberystwyth proceed North up Penglais Hill. On the brow of the hill turn left on to the B4572 Clarach road. After approximately 2 miles turn left on the hairpin bend. Take the second turning left and proceed up this zig zag Council Maintained Road to the very end of Brynllwyd.



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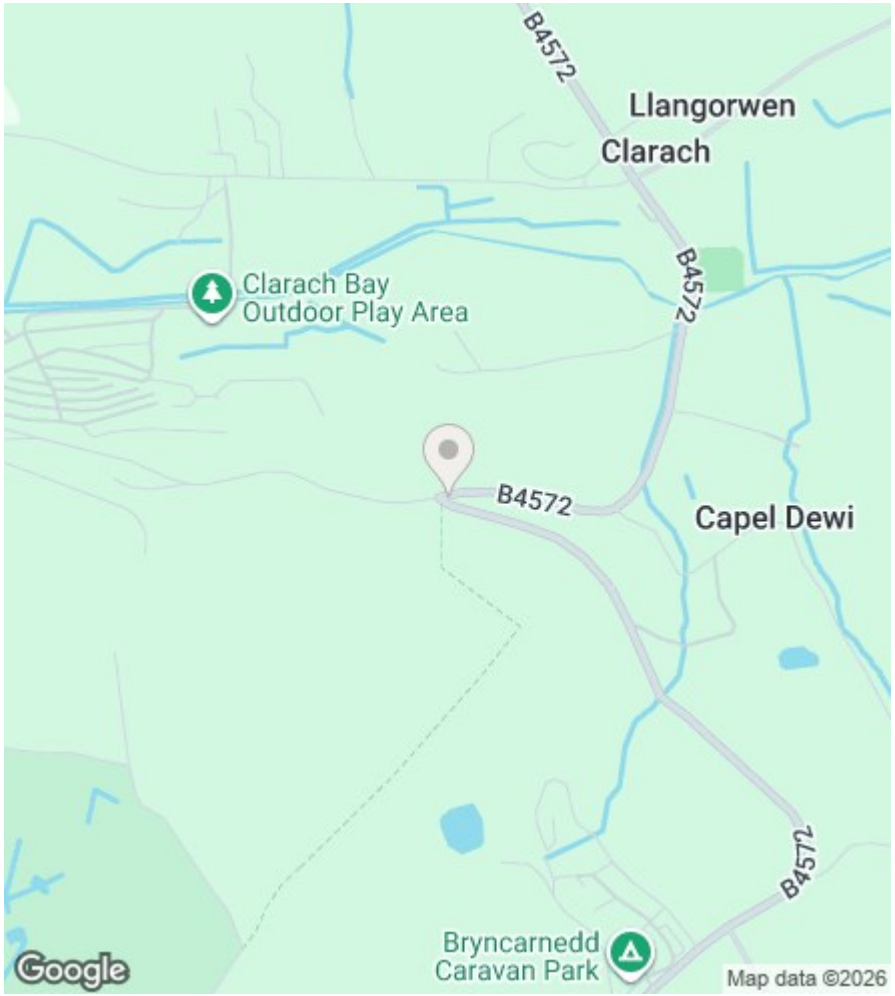
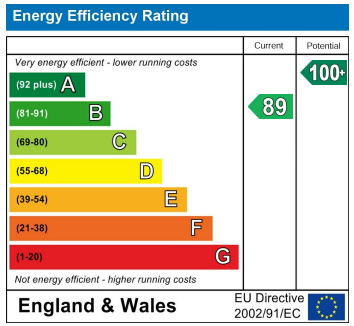
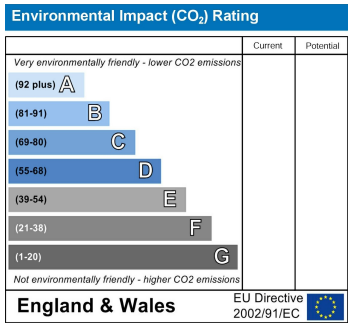
Total area: approx. 144.2 sq. metres (1551.8 sq. feet)

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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Brynllwyd, Alltglais, Clarach







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