Gellifadog , Capel Madog
Aberystwyth Ceredigion SY23 3JA
Guide price £595,000

ALED ELLIS

For Sale by Private Treaty

Well located just a short distance inland from Aberystwyth a detached 3 Bedroomed farmhouse together with traditional outbuilding ripe for development and approximately 14 acres of land.

The hamlet of Capel Madog is within 6 miles of Aberystwyth in an area of unspoilt countryside. The nearby village of Capel Dewi provides access to the A4159 road for ease of access to Aberystwyth and beyond.

Aberystwyth is the largest town in the area with both local and National retailers as well as some tourist attractions. Major employers include the Welsh government offices, the University, National Library of Wales and Bronglais Hospital.

Gelli Fadog is approached over a farm track from the quiet council road. The majority of the land is down to productive pastures with an area of woodland alongside a tributary of the River Peithyll. The traditional outbuildings are suitable for conversion subject to obtaining the necessary consents. The farmhouse provides for commodious accommodation but requires some modernisation.

TENURE
Freehold

VIEWING
Strictly by appointment with the sole selling agents. Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion, SY23 1NP 01970 626160 or sales@aledellis.com

SERVICES
Mains electricity, private drainage and water.

COUNCIL TAX
Band E

MONEY LAUNDERING
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.

Gelli Fadog provides for all the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR

FRONT ENTRANCE DOOR TO

PORCH WITH GLAZED ENTRANCE DOOR TO

LIVING/DINING ROOM
15 x 20'8 (4.57m x 6.30m)

With 2 windows to fore, 2 radiators, stairs to first floor accommodation. Inglenook style fireplace with feature bread oven and slate hearth.

REAR UTILITY PORCH
15'9 x 7 (4.80m x 2.13m)
With windows to rear and door to side, quarry tiled floor. Door to

DOWNSTAIRS WC
7'7 x 6'9 (2.31m x 2.06m)
Wash handbasin, radiator, free standing oil fired central heating.

KITCHEN
11'8 x 16'4 (3.56m x 4.98m)

Comprising of base and eye level units, double drainer stainless steel sink unit. Oil fired Aga. Plumbing for automatic washing machine. Tiled floor, windows to fore and side. Door to

UTILITY ROOM
8'1 x 11'6 (2.46m x 3.51m)
With windows to side and rear, door to garden, tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING
Airing cupboard.

BEDROOM 1
11 x 15'1 (3.35m x 4.60m)

With window to fore, part exposed wooden beams, radiator.

BEDROOM 2
8'9 x 13'1 (2.67m x 3.99m)

With window to fore, part exposed wooden beams, radiator.

BEDROOM 3
9'3 x 12'2 (2.82m x 3.71m)

With window to fore, access to roof space, radiator.

BATHROOM
8'9 x 6'6 (2.67m x 1.98m)

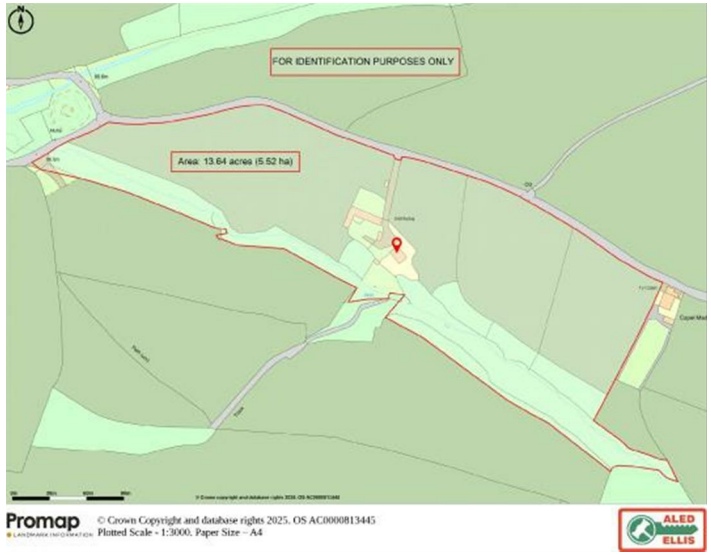
Comprising of Bath with mixer tap, WC, tiled walls, wash handbasin, radiator.

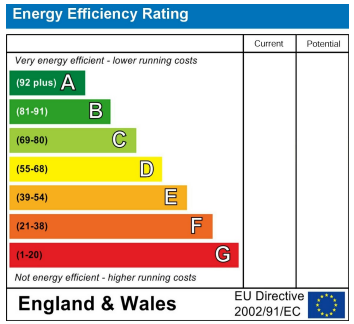
EXTERNALLY
Ample vehicular hardstanding,
Traditional outbuilding (see photographs) comprising of former cart houses, granary cowshed, stables.

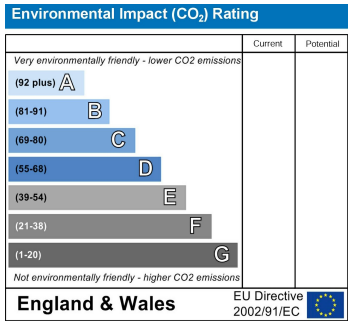
The land is divided into 4 enclosures and are in good heart. There is also an area of woodland included in the sale. See plan.

DIRECTIONS

OS GRID REFERENCE: SN6560 82349
What 3 words//: tortoises.regress.locate
From Aberystwyth take the A44 Trunk Road inland to the Lovesgrove roundabout. Take the first exit on to the A4159 Capel Dewi (Bow Street) road. At Capel Dewi turn right at the crossroads and proceed for approximately a mile before turning right at the bottom of Cefn Llwyd. Proceed for a further mile passing several farms towards Capel Madog and the farm will signposted on your right.







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