



**Ty Newydd , Capel Seion**  
**Aberystwyth Ceredigion SY23 4ED**  
**Guide price £465,000**



## For Sale By Private Treaty

Enjoying an elevated edge of village location, an immaculate detached 4 bedroomed house with pleasant garden and garage known as

TYNEWYDD  
CAPEL SEION  
ABERYSTWYTH  
CEREDIGION

SY23 4ED

We are pleased to have received instructions to offer for sale this commodious house which is well fitted throughout with a modern Morris Bros luxury kitchen and bathroom are well worthy of inspection. The well portioned accommodation is highlighted on the attached floor plan.

Externally there is ample off-road parking, garage, pleasant lawned area and summer house with hot tub. There are fine views to the fore over open countryside.

Capel Seion is but 4 miles or so travelling distance from Aberystwyth, the town having a good range of both social, leisure and educational facilities to cater for the large local and student population. A short distance inland is the tourist attraction of Devils Bridge and some superb views overlooking the Rheidol Valley.

## TENURE

Freehold

## SERVICES

Mains electricity and water. Private drainage. Oil fired central heating. Dyfed Alarms security system.

## COUNCIL TAX

Band

## VIEWINGS

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

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

## GROUND FLOOR

### FRONT ENTRANCE DOOR TO

### PORCH

6' x 7'2 (1.83m x 2.18m )



with tiled floor and solid entrance door to

### RECEPTION HALLWAY

with stairs to first floor accommodation, radiator and doors to

## LIVING ROOM

14'6 x 21'8 (4.42m x 6.60m )



A spacious room with window to fore with pleasant onlook over open countryside. Patio door and further window to side. Attractive fireplace with electric real flame effect fire set on a slate hearth. 2 radiators.

## DINING ROOM

14'1 x 21'1 (4.29m x 6.43m)



with window to fore with pleasant onlook over open countryside, exposed wooden floor, fitted cupboard with display shelving and 2 radiators. Door to



**CONSERVATORY**  
15'5 x 9'7 (4.70m x 2.92m )



**LUXURY KITCHEN**  
17'6 x 13'7 (5.33m x 4.14m )



with tiled floor, under floor heating and door to garden.

comprising a comprehensive range of base, carousel and pantry units. Integrated 5 ring Neff induction hob with Neff extractor fan over. 2 Neff induction ovens with slide and hide doors and oven/ microwave over. Concealed fridge/ freezer and Bosch dishwasher. Single bowl sink unit with boiling/ mixer tap with quartz worktops. Tiled floor, ceiling lights, 2 radiators and windows to side and rear.



with appliance spaces. Single drainer stainless steel sink unit with mixer tap, tiled floor and splashbacks. Plumbing for white goods, radiator and window to rear.

### REAR PORCH

with door to rear.

### GAMES ROOM

19' x 14' (5.79m x 4.27m)



### DOOR TO

### LARGE UTILITY ROOM

14'3 x 13'6 (4.34m x 4.11m )



with window to fore and side. Radiator. Bar. Door to garage.

Comprising a comprehensive range of base and eye level units

## SEPARATE WC



with tiled floor and ½ tiled walls.

## GARAGE

17'4 x 19' (5.28m x 5.79m)

with up and over & slide door. Storage and shelving.

## FIRST FLOOR ACCOMMODATION

### LANDING

with radiator and access to ½ boarded roof space with ladder access. Doors to

## DOUBLE BEDROOM 1

10'4 x 14'5 (3.15m x 4.39m )



with radiator and window to fore with pleasant outlook over open countryside.

## DOUBLE BEDROOM 2

17'5 x 11'9 (5.31m x 3.58m )



with radiator, fitted wardrobes and 2 windows to fore with pleasant outlook over open countryside.



### BEDROOM 3

32'9"29'6" x 36'1" (10'9 x 11')



with radiator and window to rear.

### BEDROOM 4

13'4 x 9'3 (4.06m x 2.82m )



with radiator, shelving and window to side.

### REAR WING

with

### WALK IN AIRING CUPBOARD

### LUXURY BATHROOM

13'4 x 9'5 (4.06m x 2.87m )



full suite comprising a large shower cubicle, bidet, bath with mixer tap, wash hand basin integrated in bathroom furniture and WC. Fully tiled, radiator, ceiling lights and obscured window to rear.



### SEPARATE WC



with pedestal wash hand basin, tiled floor and ½ tiled walls. Radiator and obscured window to rear.

## EXTERNALLY



Driveway and vehicular hard standing areas leading to garage. Covered decking to the fore together with front and side garden predominantly laid to lawn.



Summerhouse housing the hot tub.

Free standing Worcester oil fired central heating boiler.

## ADDITIONAL GROUND/GARDEN



To the rear of the boundary, there is an option to purchase up to half an acre of ground for additional garden space.

### DIRECTIONS

WHAT3WORDS – eyepieces.ridge.validated  
OS GRID REF: SN63053 79354

From Aberystwyth take the A487 and proceed south to Southgate before turning left on to the A4120 Devils Bridge road. Proceed through the village of Moriah to Capel Seion and Tynwydd is the first house on your left hand side.





Total area: approx. 271.1 sq. metres (2918.3 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

Tynwydd, Capel Seion, Aberystwyth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		69	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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