



Felinpontfaen, Llangwryfon, Aberystwyth SY23 4HA

Offers in the region of £650,000

Detached 4 Bed House + 3 Bed Former Mill Holiday Let
Character Features Throughout
Set in Approx 1 Acre Of Grounds
Rural Location 5 Miles From Coast
EER 51

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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION

Nestled in the attractive village of Llangwryfion, the twin dwelling property of Felinpontfaen comprises a characterful 3/4-bedroomed traditional long cottage together with nearby recently restored and converted 3-bedroomed former mill, currently utilised as holiday accommodation. Both properties are generously proportioned and lend themselves to a variety of uses. Externally the property enjoys approx 1 acre of grounds with substantial gardens and outbuildings, including double garage and 32' long shed with mains power. Situated along a quiet lane on the outskirts of this charming village, the property enjoys peaceful aspect, ample parking, and is the perfect rural retreat.

ENTRANCE PORCH

Door to:

INNER HALLWAY

Doors to:

DINING ROOM

5.36 x 3.7 (17'7" x 12'2")
Window to rear, window to side, window to front, carpeted floor.

LIVING ROOM

7.29 Max x 4.6 Max (23'11" Max x 15'1" Max)
Woodburning stove, windows to front, tiled floor. Opening to:

KITCHEN

Fitted with range of base and eye level units, stainless 1 ½ sink, window to front.

REAR PASSAGE

Utility area with plumbing for automatic washing machine, stainless steel sink and drainer, units. Doors to;

BATHROOM

Low level flush W.C., sink hand basin, panel bath with shower over, window to side.

BEDROOM 1 WITH EN SUITE

3.6 x 3.4 (11'10" x 11'2")
Window to front, window to side. Ensuite with panel bath, low level flush W.C., sink hand basin.

BEDROOM 2

3.7 x 3.7 (12'2" x 12'2")
Window to front, carpeted floor.

BEDROOM 3

Currently used as a dressing room, window to front.

BEDROOM 4

Window to front, carpeted floor.

BATHROOM

Low level flush W.C., sink hand basin.

THE MILL

ENTRANCE HALLWAY

Door to

KITCHEN DINER

5.387 x 4.518 (17'8" x 14'10")
Fitted with a range of base and eye level units, doors to rear garden, window to side, tiled floor, opening to:

READING ROOM

2.2 x 2.2 (7'3" x 7'3")
Window to side.

LIVING ROOM

7.981 x 4.5 (26'2" x 14'9")
Vaulted ceilings, windows to side, woodburner.

INNER HALLWAY

Stable door to front.

BATHROOM

P shaped corner bath, window to rear.

SHOWER ROOM

Walk in shower, window to rear.

W.C.

Low level flush W.C., sink hand basin.

BEDROOM 1

Window to side, window to rear, window to front.

BEDROOM 2

Window to front, window to side.

BEDROOM 3

Feature vaulted ceilings, stable door to rear.

W.C.

Low level flush W.C. Sink hand basin.

EXTERNALLY

To the front is a parking area for several cars, lawned area with a variety of pretty shrubs and trees, patio area between the two buildings with steps leading up to the top garden. To the rear is a large lawned area with timber workshop, vegetable patch, flowerbeds and trees, to the side of the holiday cottage is a parking area and 2 car car port.

VIEWING

By appointment with the selling Agents on 01970 630721 or e-mail aberystwyth@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

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TENURE

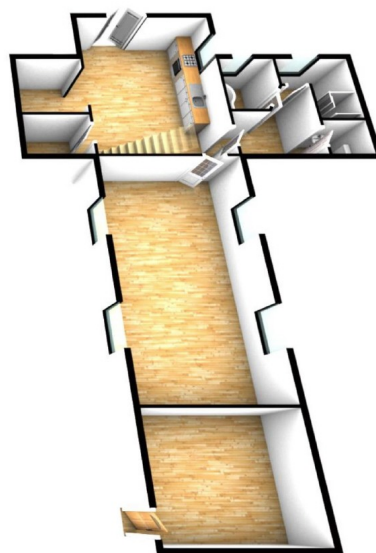
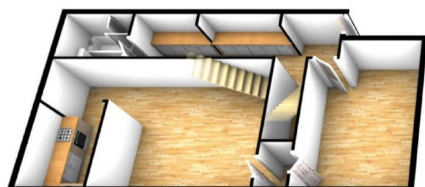
We are advised that the property is Freehold

GENERAL NOTE

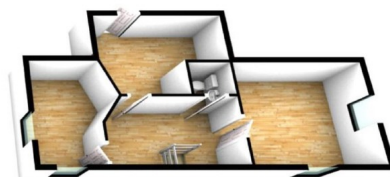
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**John.
Francis**