



**Part of Ffynnonwen Land, Cwmrheidol
Aberystwyth Ceredigion SY23 3NA**

Guide price £400,000



On the instructions of the vendor

A valuable parcel of land

amounting to 67 acres or thereabouts, well situated a mile from the trunk road near Capel Bangor.

GENERAL NOTE

The land is situated towards the lower reaches of the Rheidol Valley and is approached over the unclassified road which leads inland from Capel Bangor to Cwm Rheidol. The tarmacadamed lane is shared with 2 other properties.

The land is within a mile of the A487 trunk road and Capel Bangor has limited local amenities to include a primary school. The university and market town of Aberystwyth is some 8 miles or so travelling distance on the coast. The town having an excellent range of local and national retailers.

METHOD OF SALE

The land is offered for sale by Private Treaty and may be offered for sale by public auction at a later date.

TO VIEW

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

DIRECTIONS

Os Grid Ref: SN6678 7936.

Take the A44 trunk road inland from Aberystwyth for 7 miles to Capel Bangor. Turn right to Cwmrheidol and proceed for approximately a mile. Once you see sight of the river Rheidol on your right (near a recently modernised property) the lane is the first on your left hand side side.

TENURE

Freehold

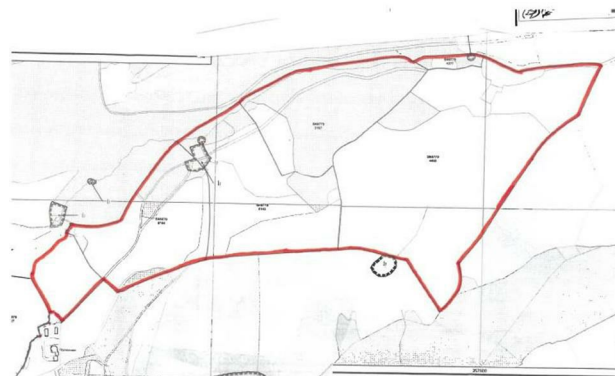
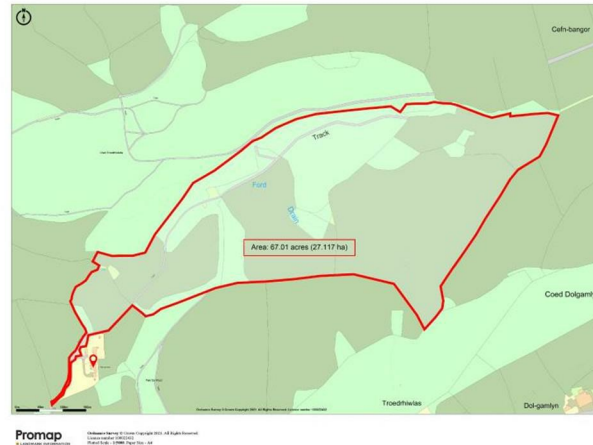
POSSESSION

Vacant possession on completion

OS PLAN

A plan is included with these particulars for identification purposes only.

PRO MAP



SERVICES

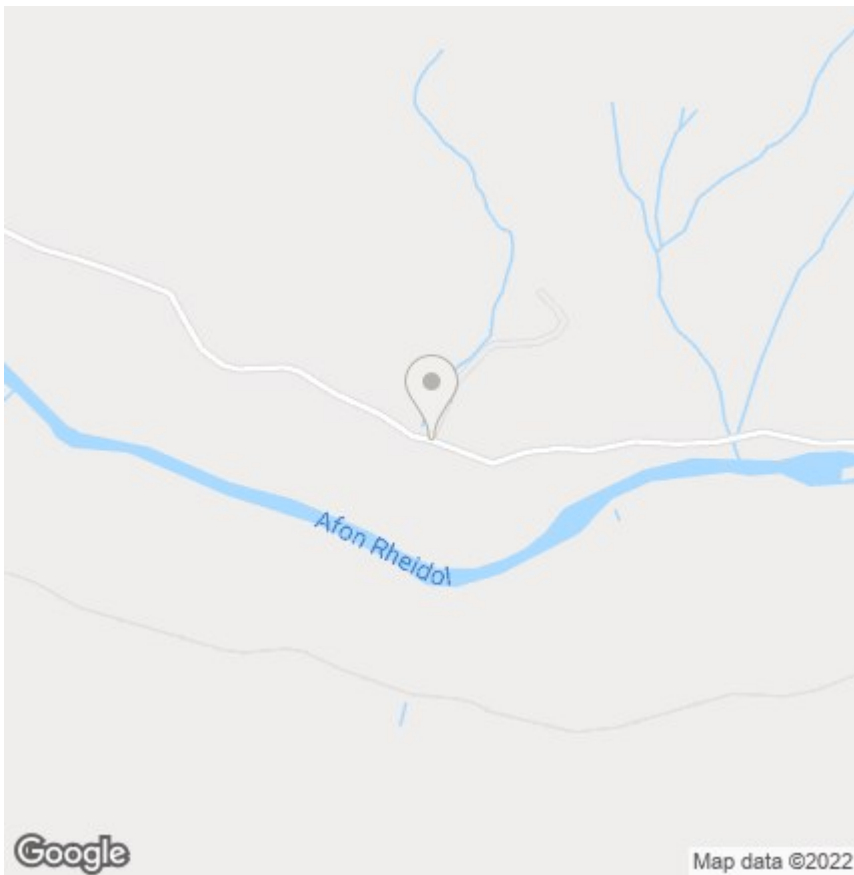
Private water.

PARTICULARS OF SALE

The land in total amounts to 67 acres or thereabouts of which approx. 14 acres is classified as native woodland. The bottom enclosure is level in nature before the land rises steeply to 190 metres above sea level on the eastern

boundary. Apart from the woodland the majority of the land is accessible for modern farm machinery with fairly level areas especially towards the eastern boundary. The land is well sheltered with natural water sources..





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		
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