



**Maesgwyn , Llanfarian**  
**Aberystwyth Ceredigion SY23 4EU**  
**Guide price £620,000**





A smallholding enjoying an elevated location with fine views over Aberystwyth and beyond, a traditional 4 bedroomed house in need of modernisation together with an excellent range of outbuildings and 8 acres of land.

Maesgwyn is a well presented 8 acre smallholding situated off the B4576 Llanfarian to Llangwryfon Road. The property is convenient to all local amenities on offer at the near-by villages of Llanfarian and Llanilar to include Village Stores, Garage and Primary School. The university and market town of Aberystwyth is situated some 5 miles or so travelling distance to the north and has a good range of facilities.

The farmhouse is in need of some refurbishment. The property benefits from oil fired central heating and the property is also double glazed. The land is level to gently sloping and situated to the rear and side of the outbuildings.

#### TENURE:

Freehold

#### SERVICES

Mains electricity and water. Private drainage

#### RATES

Farmhouse – Band D. Outbuildings – rate-able value - £1,400 (TBC)

#### VIEWING:

Strictly by appointment with the selling agents: AledEllis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

The property has power points throughout and provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

#### HALF GLAZED ENTRANCE DOOR TO

#### RECEPTION HALLWAY

stairs to first floor accommodation, single panel radiator, telephone point

#### LOUNGE

10'5 x 14'9 (3.18m x 4.50m)



A bay window with fine views over the surrounding countryside, marble effect feature fireplace with wooden surround, double panel radiator, picture rail and coving

#### SITTING ROOM

10'9 x 9'7 (3.28m x 2.92m)



A feature fireplace, bay window with fine views, picture rail, single panel radiator, feature archway dividing



### KITCHEN/DINING ROOM

19'1" x 10'0" max (5.82m x 3.05m max )



1 ½ bowl sink unit with mixer tap. Range of bare units incorporating an electric cooker, 4 Ring Hob, worktops and tiled splashbacks. Eye level units with extractor fan. Breakfast Bar, 2 radiators and 2 windows to rear.



### STUDY AREA/RECEPTION ROOM

6'10" x 10'3" (2.08m x 3.12m )

with door to rear, cloak cupboard, double panel radiator, telephone point

### UTILITY ROOM

10'7 x 11 (3.23m x 3.35m)

with double drainer stainless steel sink unit with mixer tap, Worcester oil fired central heating boiler, plumbing for automatic washing machine and door to rear

### ADJOINING OUTSIDE/DOWNSTAIRS WC

### FIRST FLOOR ACCOMMODATION

#### LANDING

with airing cupboard, access to roof space, double panel radiator

#### FRONT BEDROOM 1

10'5" x 13'7 (3.18m x 4.14m)



with double panel radiator, Bay Window with fine views over the surrounding countryside

### FRONT BEDROOM 2

14'8 x 10'1 (4.47m x 3.07m)



with double panel radiator, 2 windows with fine views over the surrounding countryside and telephone point

### BACK BEDROOM 3

7'4 x 10'1 (2.24m x 3.07m)



with telephone point, double panel radiator

### BACK BEDROOM 4

11'2 x 11 (3.40m x 3.35m)

with double panel radiator and window to rear

### BATHROOM

8'4 x 6'9 max (2.54m x 2.06m max)



Comprising pedestal wash hand basin, panelled bath with Mira shower and low level flush WC extractor fan, shaver point and light, tiled splash back and single panel radiator

### EXTERNALLY



There are 2 vehicular access' to the property leading to the large vehicular hardstanding areas with access to

### STORAGE SHED

GARAGE WITH WORKPIT AND LOFT OVER

OFFICE FORMER COW SHED 30' x 18'

IMPLEMENT SHED 30' x 23'

WORKSHOP 35' x 28'

STORE ROOM 35' x 13'

GENERAL PURPOSE OUTBUILDING 50' x 30' WITH PART LOFT OVER

### THE LAND



Amounts in total to 8 acres or thereabouts divided into four level enclosures which are suitable for hay/silage making.

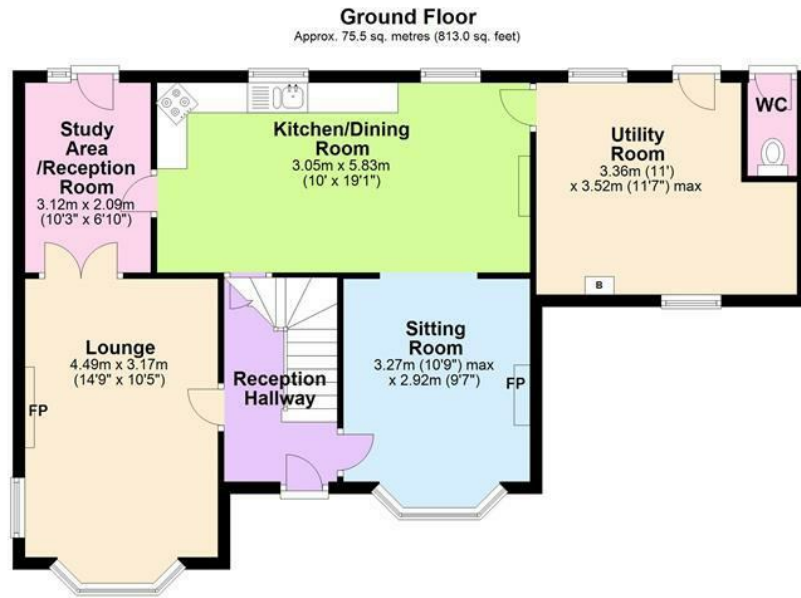
### DIRECTIONS

From Aberystwyth take the A487 coastal trunk road south to Llanfarian, turn left onto the Llanilar Road and proceed for mile or so before turning right just after the S bend onto the Llangwryfon Road (signposted) and proceed up the hill for a further mile or so where Maesgwyn can be seen on your left hand side





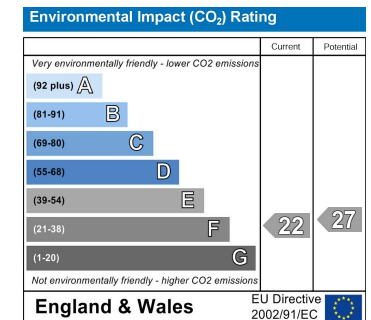
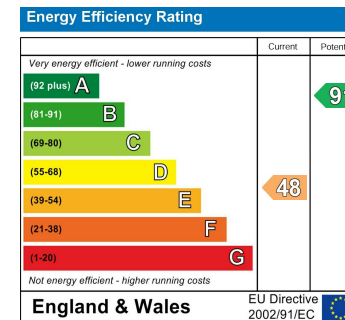
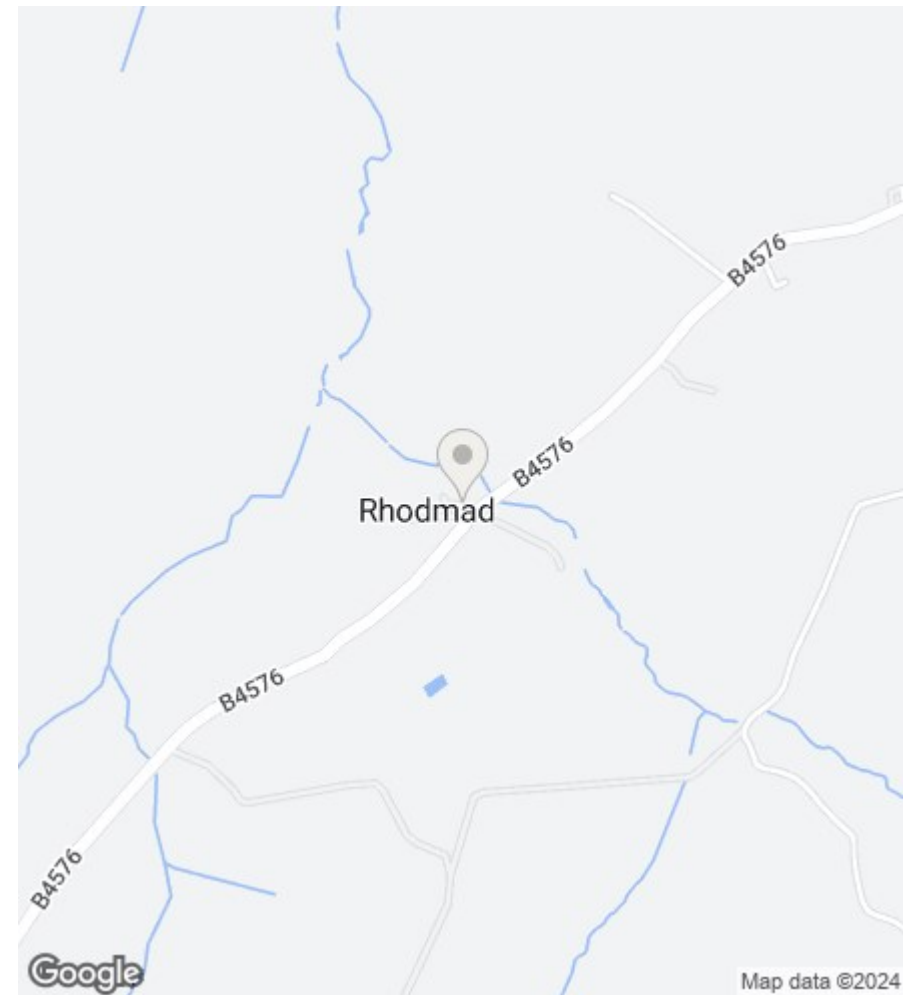




Total area: approx. 135.1 sq. metres (1454.7 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

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