



**Maes Y Crugiau ,
Bethania SY23 5NS
Guide price £375,000**



A detached 3 bedroomed smallholding in need of refurbishment with 9 and a half acres of land or thereabouts, stone outbuilding and pond in a pretty rural setting.

The property is very well laid out (as seen as highlighted on the floorplan) and is a superb opportunity for anyone looking to put their own stamp on a smallholding. Maes Y Crugiau briefly accommodates for the following - On the ground floor, a spacious kitchen/dining room, utility and lounge. First floor, 3 good sized bedrooms and bathroom. Externally, a private driveway passing the pond to the property with approx 9 and a half acres surrounded by natural beauty.

Bethania and Penuwch both have limited local amenities. The University and Market town of Aberystwyth is some 17 miles or so travelling distance to the north, Lampeter is about 11 miles or so to the south and the Georgian harbour town of Aberaeron is 10 miles or so on the coast. All the afore mentioned towns have a good range of social, leisure and educational facilities.

TENURE

Freehold

COUNCIL TAX

Band D

SERVICES

Mains electric & water. Underfloor heating (not currently connected with boiler). Private drainage.

VIEWING

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

Maes Y Crugiau provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens camera.

INTERNAL PHOTOGRAPHS

Please note that there are few internal photographs as the property is in the process of being cleared.

Rear Entrance Door to

Utility Room

With appliances spaces leading to

Downstairs WC

With wc and wash hand basin.

Kitchen

Fitted kitchen with base and eye level units, integrated dishwasher and fridge, fitted oven, microwave & grill. Centre island/breakfast bar with electric hob, ESSE iron heart, stainless steel sink and windows to fore. Solid wood stairs to first floor accommodation and door to

Living Room



Log burner with flu (brand new available to be installed), french doors to the side and windows to fore.

FIRST FLOOR ACCOMMODATION

Landing



Radiator, airing cupboard and doors to

Bedroom 1

Window to fore and side, exposed beams.

Bedroom 2

Windows to rear and exposed beams.

Bathroom

Windows to rear, bath, wc and wash hand basin.

Bedroom 3



Window to rear, large window to side, wooden flooring and exposed beams.

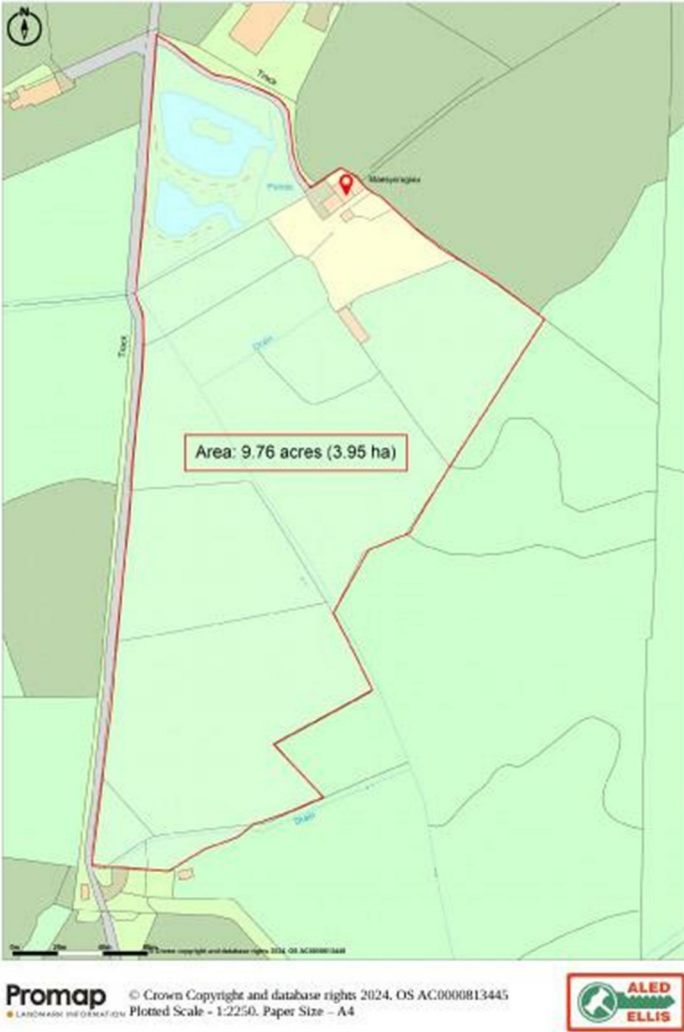
The Land



The land is level in nature, of little agricultural value but of interest to conservationists. Please see Land Plan attached for reference purposes only.



Land Plan



We include for identification purposes a ProMap of the property.
If there is a discrepancy between the area of the ProMap and that of the Land Registry Plan the latter only must be relied upon.

Externally



The property is approached via a gravelled track with the pond on the right hand side with ample vehicle parking area beside the house. There is currently a poly tunnel in the immediate garden area and open front sheds that are in need of some work.



Directions



Ground Floor
Approx. 69.8 sq. metres (751.8 sq. feet)



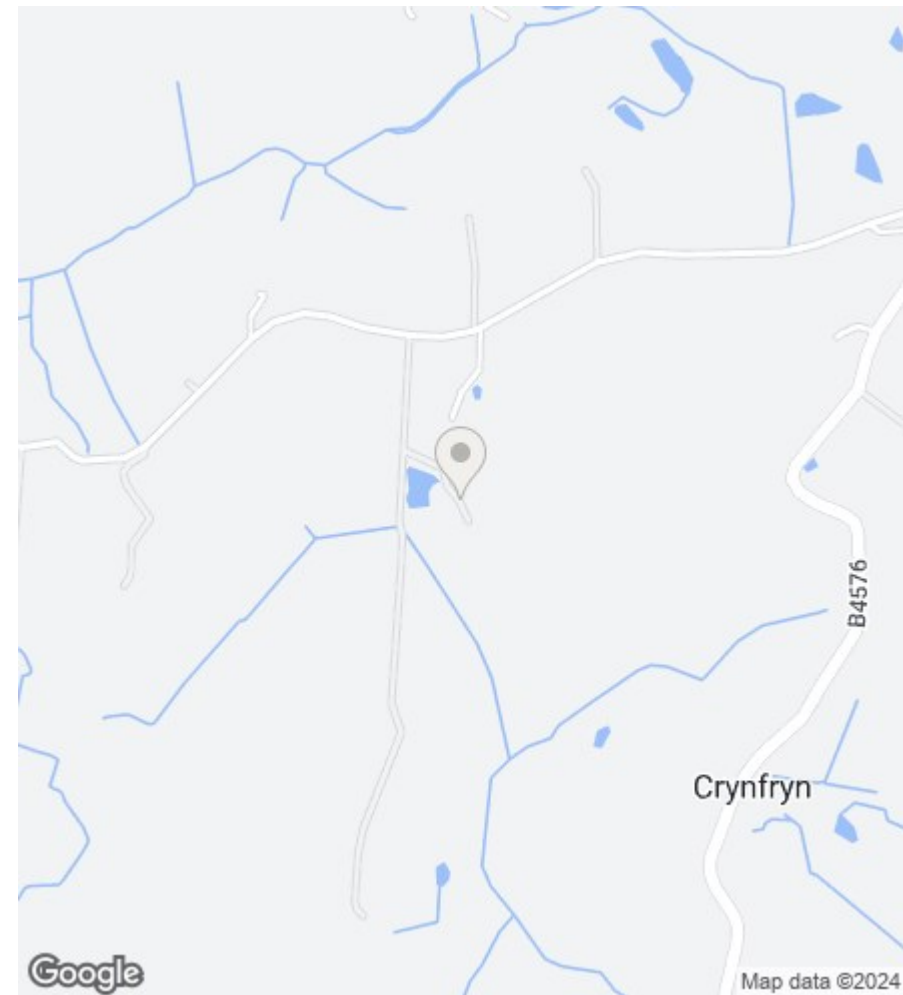
First Floor
Approx. 53.7 sq. metres (578.2 sq. feet)



Total area: approx. 123.6 sq. metres (1330.1 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.

Maes Y Cryguai, Bethania



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		27	
(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			
England & Wales		EU Directive 2002/91/EC	

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