



**Tyn Y Wern , Aberffrwd**  
**Aberystwyth SY23 3NE**  
**Guide price £595,000**



A 4 bedroomed small holding with 7 acres or thereabouts tucked away in the Rheidol valley with stunning scenic views.

Tyn Y Wern is in a superb spot and the property has been well maintained by our clients over the years. The well positioned land, modern outbuilding, double garage and immediate gardens are well worthy of inspection, rarely do opportunities to acquire such smallholdings within this area arise.

Properties in the Cwmrheidol valley are very much sort after due to the scenic location with attractive walks near by. Local amenities are available at the near by village Capel Bangor which is some 3 miles or so travelling distance to include primary school, village stores and public houses. The ever popular public house in Pisgah is also within short travelling distance, The university and market town of Aberystwyth is some 7 miles or so travelling distance on the coast. Aberystwyth has undergone considerable re-development over recent year and has many employment opportunities at the University, National Library of Wales, Bronglais hospital and the retail sector to include Tesco and Marks & Spenser.

### TENURE

Freehold.

### SERVICES

Mains electric & water.  
Septic tank (garden)  
Oil fired central heating  
Full fibre to the property.

### COUNCIL TAX

Band E

### VIEWING

Strictly by appointment with the sole selling agents: Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60 / sales@aledellis.com.

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

### REAR ENTRANCE DOOR TO

### GAMES/LAUNDRY ROOM

15'8" x 9'10" (4'11" x 12'5") (4.8 x 3 (1.5 x 3.8))



With window to side, L shaped in nature with Washing machine.



### UTILITY ROOM

9'10" x 10'5" (3 x 3.2)



With window to side and appliance spaces on base level units with stainless steel and mixer tap, tiled flooring.

### DOORS TO

## DOWNSTAIRS WC



Comprising of WC and wash hand basin.

## KITCHEN

13'5" x 9'6" (4.1 x 2.9)



Comprising of Electric oven and grill, cooker hob,

stainless steel sink, tiled splashback, extractor fan with base and eye level units. With a window to rear games room, laminate flooring, spotlights, glazed units wall and breakfast bar

## LIVING ROOM

15'8" x 14'1" (4.8 x 4.3)



With window to side, and window to fore conservatory. With multi fuel burner on tiled hearth and brick surround, wood flooring engineered oak and radiator. Stairs to first floor accommodation

## PARLOUR/ HOME OFFICE

10'5" x 16'0" (3.2 x 4.9)



With window to fore conservatory and window to side, feature fireplace with tiled hearth and brick surround. Radiator and fitted corner cupboards.

### CONSERVATORY

9'2" x 22'3" (2.8 x 6.8)



With french doors to fore, laminate flooring and radiators.

### BEDROOM 1

13'9" x 8'2" (4.2 x 2.5)



With windows to fore

### BEDROOM 2

6'6" x 10'5" (2 x 3.2)



With window to side

### WC

2'11" x 7'2" (0.9 x 2.2)



### BEDROOM 3

9'10" x 9'2" (3 x 2.8)



With window to side and rear.

## BEDROOM 4

9'6" x 12'5" (2.9 x 3.8)



With window to fore.

## BATHROOM



## STORAGE CUPBOARD

4'3" x 9'6" (1.3 x 2.9)

## EXTERNALLY

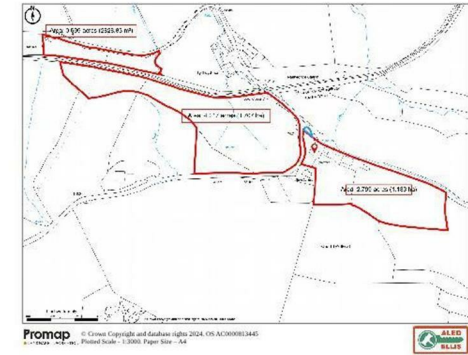
Vehicle hardstanding up to General sheds/open log store.  
Double Garage with windows either side, storage and up and over doors.  
4 garden sheds.  
Additional garage entrance to driveway outbuilding.

## MODERN OURBUILDING



(45 x 35 ft) With electricity connected.

## THE LAND

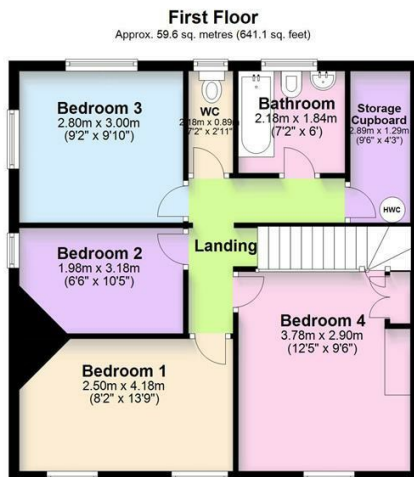


The land amounts to approximately 7 acres or thereabouts as highlighted on the plan.

## OPTION TO BUY



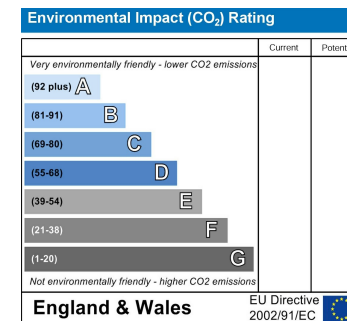
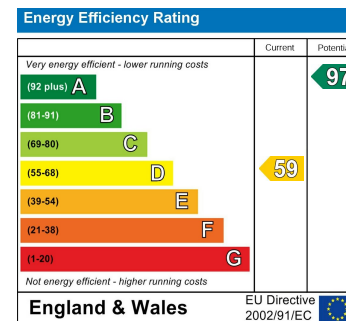
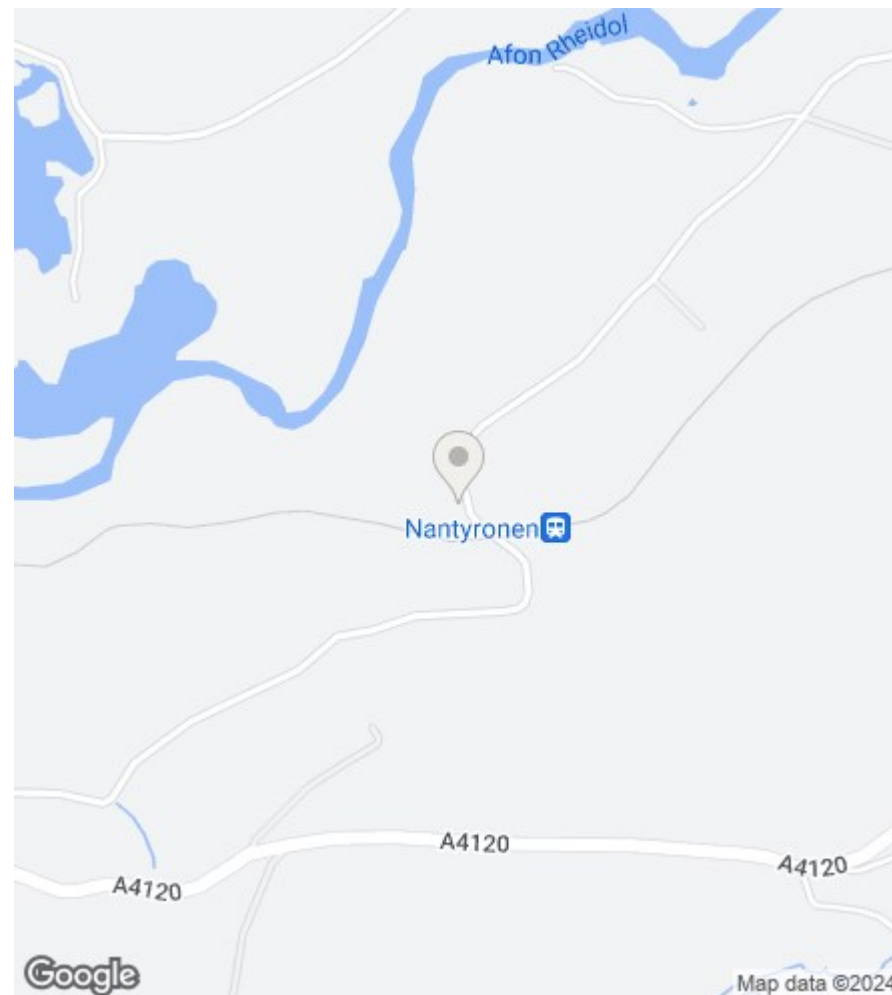
There is an option to buy further land which can be discussed during inspection of the property or via the office.



Total area: approx. 172.3 sq. metres (1855.0 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.

**Tynywern, Aberffrwd, Aberystwyth**



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