



**Cefn Y Garn Uchaf , Trefenter
Aberystwyth Ceredigion SY23 4HJ
Guide price £415,000**



A detached and well presented 3 / 4 bedroomed home together with an acre of grounds known as Cefn Y Garn Uchaf.

The property was developed in 1988 by Ystwyth Homes being of a Scandinavian specification timber framed construction with triple glazed windows and high in insulation value. The commodious accommodation is highlighted on the attached floor plan. Prospective purchasers will note that the largest (Master Bedroom) room on the first floor is utilised as a secondary lounge and work station.

The grounds have been well looked after and are well worthy of inspections and are just under one acre.

Trefenter is a small rural village enjoying an elevated location with fine views over the surrounding countryside. There is currently a Primary school at the nearby village of Llangwyrfon and a wide range of amenities are available at the village of Llanrhystud which is about 4 miles travelling distance. The university town of Aberystwyth is some 12 miles to the North and the market town of Lampeter is about 18 miles to the South.

TENURE

Freehold

SERVICES

Mains electricity and water, private drainage.
Fibre broadband is available.

Council Tax

Band E

Viewing

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

Cefn Y Garn Uchaf provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

GROUND FLOOR

FRONT ENTRANCE DOOR TO RECEPTION HALLWAY



Parquet floor, slimline programmable electric heater, under stairs storage, Stairs leading to first floor accommodation, doors to

LIVING ROOM

13 x 17'3 (3.96m x 5.26m)



French door to side and large picture window to fore with fine rural views, slimline programmable slimline electric heater.

KITCHEN/DINING ROOM

9'5 x 21'2 (2.87m x 6.45m)



Single drainer half bowl stainless steel sink unit. Range of base units with built in electric Belling cooker with double oven. Appliance spaces with plumbing for dishwasher worktops over and tiled splashbacks. Eye level units, 2 windows to rear, laminated floor, slimline programmable electric heater. Door to

UTILITY ROOM

9'9 x 10 (2.97m x 3.05m)



Storage cupboards with appliance spaces below, plumbing washing machine, Dimplex electric heater, Doors to fore and rear, stainless steel sink.

SHOWER ROOM

5'5 x 9'2 (1.65m x 2.79m)



Large shower cubicle, WC and wash hand basin, Glen fan heater, part tiled, obscured window to rear.

BEDROOM 1

9'2 x 9'2 (2.79m x 2.79m)



With window to rear, slimline programmable electric heater.

BEDROOM 2

10 x 9'1 (3.05m x 2.77m)



With window to fore, slimline programmable electric heater.

BEDROOM 3

15'3 x 12'3 (max) (4.65m x 3.73m (max))



With window to side, fitted wardrobes and storage cupboards, slimline programmable electric heater. L Shaped in nature

FIRST FLOOR

LANDING

Velux window providing glorious views over the surrounding countryside. Large airing cupboard and ladder access to roof space.

DOORS TO

MODERN BATHROOM

7'5 x 7'5 (2.26m x 2.26m)



With velux window, comprising of shower cubicle with MIRA electric shower, bath and wash hand basin with mixer tap, dimplex fan heater and part tiled.

SECONDARY LOUNGE

15'6 x 15'1 (4.72m x 4.60m)



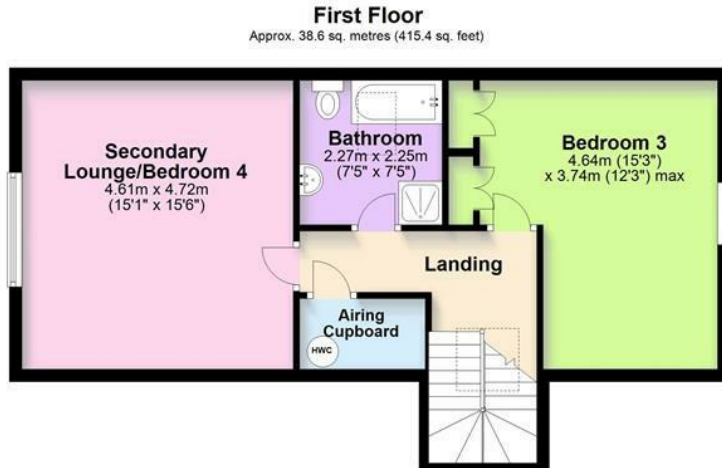
With window to side, small under eaves storage area, slimline programmable electric heater.

EXTERNALLY



Gated access to vehicular hard standing. The property is set in just under one acre of grounds. The immediate garden to the fore and side are well stocked with trees and shrubs with herb and vegetable garden area. Rear meadow or pony paddock which is also level in nature with a separate vehicular access to the council maintained road. Traditional stone and with corrugated iron outbuilding (see photograph) with a separate wooden outbuilding 18 x 12 approximate.





Total area: approx. 127.9 sq. metres (1376.4 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.

Cefn Y Garn Uchaf, Trefenter, Aberystwyth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			
(69-80) C			
(55-68) D		55	
(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			
England & Wales		EU Directive 2002/91/EC	

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