



Gelli Fach , Cwmrheidol
Aberystwyth Ceredigion SY23 3NB
Guide price £345,000



A grade 2 listed traditional three bedroom property with a large garden well situated towards the upper reaches of the picturesque of Rheidol Valley

Gelli Fach is an historic listed property, retaining original features such as windows and slate floors together with a modern corrugated iron clad side extension. You will note from the floor plan that the accommodation is multipurpose for example the through bedroom/ library can be repartitioned and the sitting room/ office on the ground floor may be utilised as a bedroom if so desired. The main bedroom is a mezzanine i.e in the form of a balcony over a spacious lounge.

Externally Gelli Fach has the benefit of a large garden inclusive of off-road parking and an area of Woodland to the rear (see plan). Properties at Cwmrheidol are always sort after due to the superb unspoilt scenery. There is a pleasant outlook from Gelli Fach to include the view over the other side of the valley and of the Vale of Rheidol railway train on route to Devils Bridge.

Cwmrheidol is 10 miles in land from Aberystwyth. Local amenities are available at the village of Capel Bangor to include primary school and public house. Aberystwyth has a good range of both educational, cultural and leisure facilities.

TENURE

Freehold

SERVICES

Mains water, private drainage. Part oiled fired central heating mains electricity.

COUNCIL TAX

Band D

VIEWING

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

Gelli Fach provides for the following accommodation. All room dimensions are approximate. All images have been taken with the digital camera.

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with radiator, stairs to 1st floor accommodation, slate and quarry tiled floor and access to

SITTING ROOM / OFFICE

14'4 x 6'6 (4.37m x 1.98m)



Fireplace with woodburning range, radiator, shelving and windows to the fore and side.

KITCHEN/ DINING ROOM

14'4 x 11'7 (4.37m x 3.53m)



comprising 1½ bowl stainless steel sink unit with mixer tap. Fitted oil fired Rayburn, electric cooker and a 4 ring hob. Appliance spaces. Slate floor, shelving and radiator. Exposed beams and window to fore.

PANTRY/ UTILITY AREA

6'3 x 4'6 max (1.91m x 1.37m max)

with slate floor, small cruck, loft and door to

LIVING ROOM

18'7 x 24'6 (5.66m x 7.47m)



A commodious room with picture windows to fore and rear. French doors to patio. Exposed wooden floor and radiator. Mezzanine bedroom over.

FIRST FLOOR ACCOMMODATION

BEDROOM/ LIBRARY

15'1 x 14'5 max (4.60m x 4.39m max)



An existing open plan reading area with doors off to bedroom. This area could also be utilised as a bedroom (re-partitioned) if required.

BEDROOM 1

14'4 x 6'4 (4.37m x 1.93m)

with radiator and window to fore and side.

BEDROOM 2

23'7 x 6'5 min (7.19m x 1.96m min)



a mezzanine room above the living room with exposed wooden floor. Door to rear garden and window to fore.

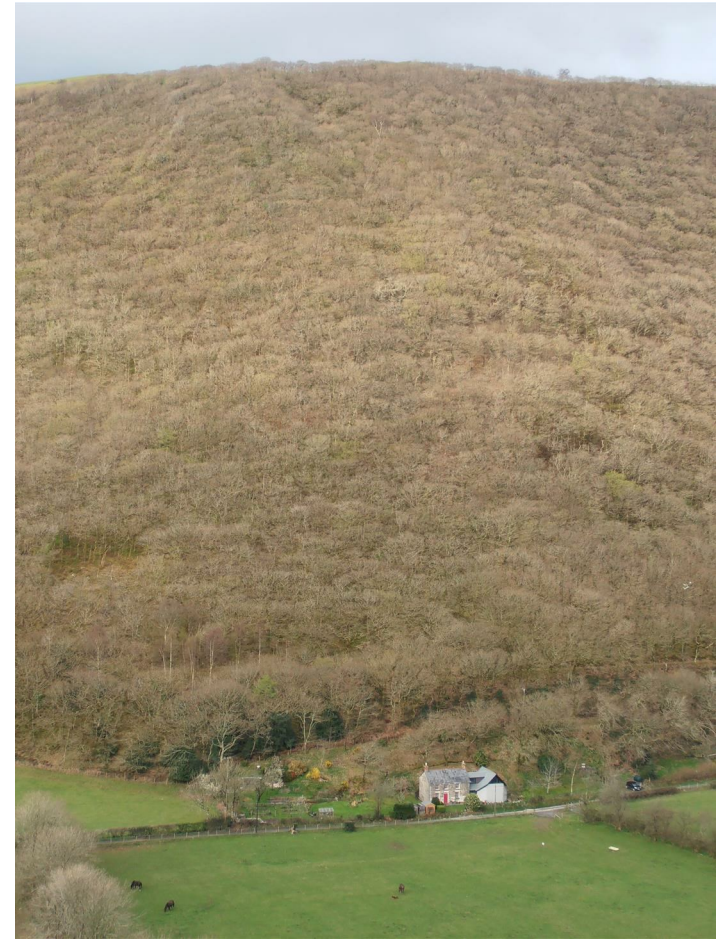
BATHROOM

6'7 x 7'1 (2.01m x 2.16m)



with WC and washbasin unit. Bath with shower screen and shower over. radiator, electric towel rail, splashbacks and window to side.

EXTERNALLY

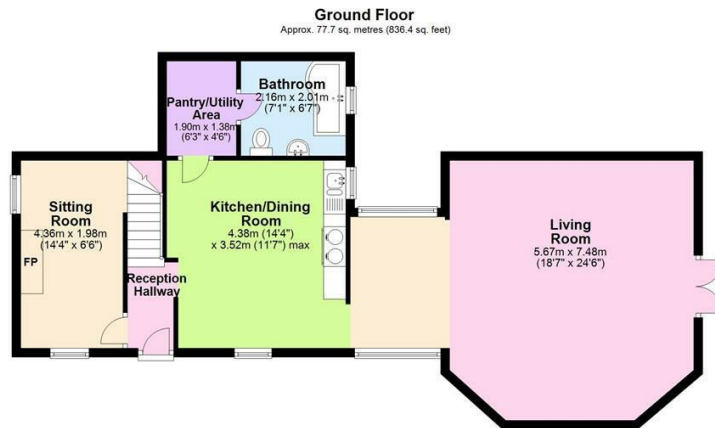


DIRECTIONS

(OS Grid Ref: SN 71478 78567)

From Aberystwyth take the A44 trunk road inland for approximately 6 miles. At Capel Bangor turn right on to the Cwmrheidol road and proceed ignoring all turnings, passing the Hydro power station on your left for a further ½ mile or so and Gelli Fach is on your left hand side a short distance after Glyn Rheidol farm.

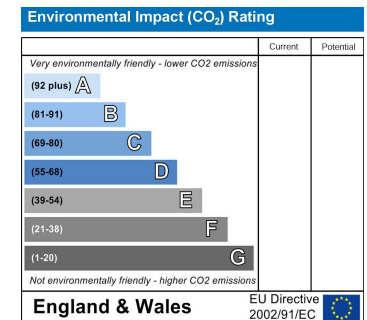
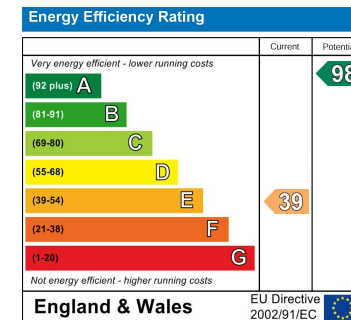
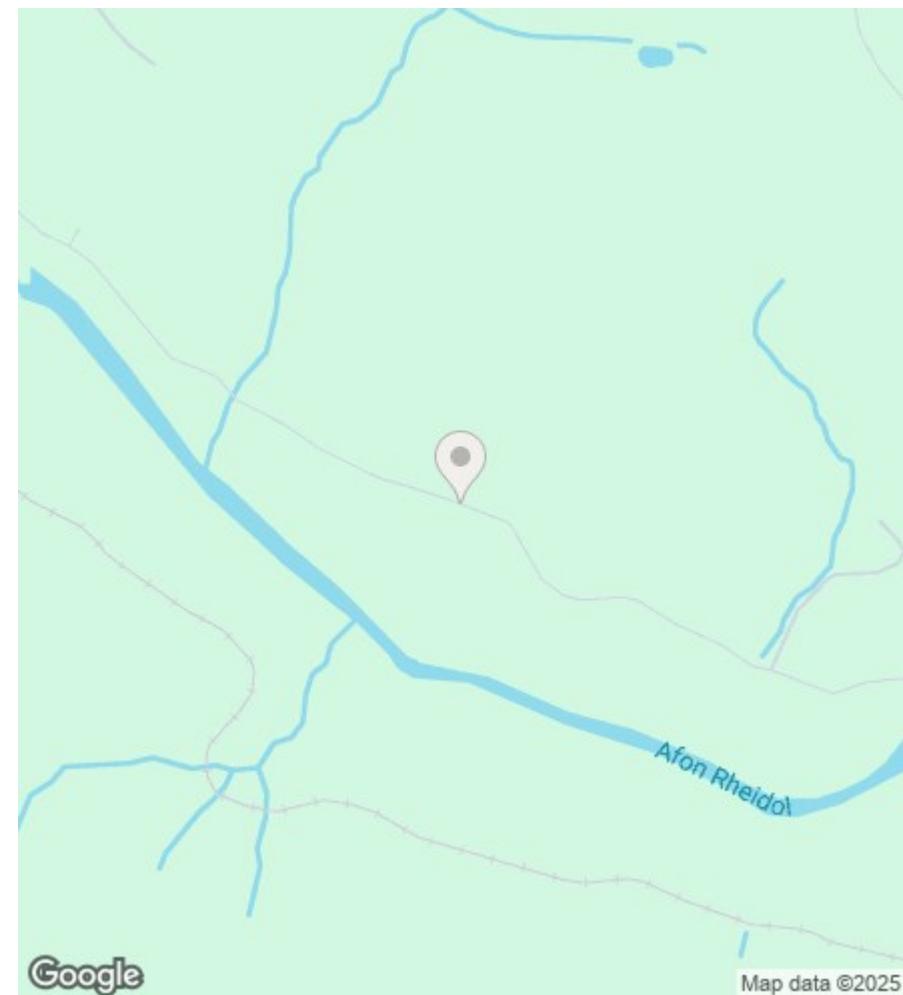
What Three Words: punch.fuse.reporting



Total area: approx. 144.0 sq. metres (1549.5 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.

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16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com