



**Penbylchau , Devils Bridge**  
**Aberystwyth Ceredigion SY23 4RF**  
**Guide price £310,000**





A rural yet not remote, detached 2 bedroomed bungalow set on a spacious plot with more recent rear extension, separate study, garage and driveway in the picturesque countryside.

Penbylchau is a charming property, wonderfully private and conveniently situated within short travelling distance of Devils Bridge and Trisant. Although the property is in need of some modernisation, there is a more recent open plan kitchen diner extension to the rear as well as a good sized living room, 2 double bedrooms and study. The property has superb potential especially with it's large front and rear gardens. Early inspection is highly recommended

Devils bridge is situated some 12 miles inland from Aberystwyth and is popular with locals and tourists. The Vale of Rheidol Railway and the nearby former Hafod estate are well known tourist attractions. The scenic former mining village of Cwmystwyth is also nearby with a scenic drive over the Elan Valley to Rhayader. The stunning Llyn Frongoch is also nearby.

### Tenure

Freehold.

### Services

Mains electric and water. Private drainage. Solid fuel and electric heating. Solar panels connected to the grid which generates financial rewards periodically.

### Viewing

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

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

### Council Tax

Band D.

### Front Entrance Door to

### Porch

3'7 x 6'4 (1.09m x 1.93m)

With door through to

### Living Room

13'1 x 18'11 (3.99m x 5.77m)



A spacious yet cosy living area with wooden flooring, exposed ceiling beams, windows to fore, radiator, built in storage cupboards, multi fuel burner and opening to





**Kitchen Diner**  
14'2 x 18'5 (4.32m x 5.61m)

tap and extractor fan hood. Window to fore, window to side, double doors to rear & velux windows.



**From The Living Area**  
Double doors through to



A beautifully bright open plan kitchen diner with shaker style fitted kitchen with a range of base & eye level units, double oven with hob over, appliance spaces, stainless steel sink with mixer

### Inner Hallway



With radiator, access to loft space and doors through to



### Study/Utility

6'11 x 9'5 (2.11m x 2.87m)



A great space for a home office or utility area with tiled flooring, storage heater, window to fore and side.

### Bathroom

8'6 x 5'11 (2.59m x 1.80m)



Comprising large bath tub with electric shower over, wash hand basin, wc, heated towel rail, tiled flooring and window to side.

### Bedroom 2

10'2 x 11'5 (3.10m x 3.48m)



A double bedroom with tiled flooring, window to rear and radiator.





## Bedroom 1

14'1 x 12'9 max (4.29m x 3.89m max)



The primary bedroom with tiled flooring, radiator, storage heater, windows to side and rear.

## Lean To Conservatory

16'6 x 7'8 (5.03m x 2.34m)



With tiled flooring, windows surround and door to external fore. Internal door to living room.

## Externally

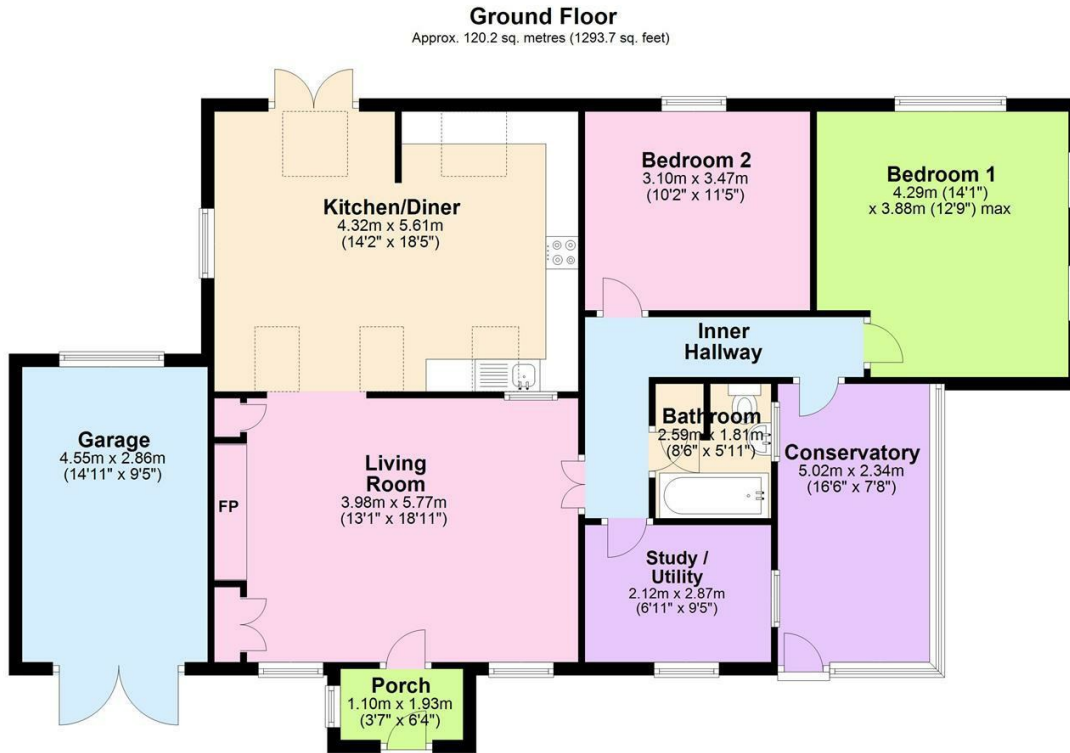


The property is approached via a gated driveway with a sizeable front garden with shrubs and trees and a lawned garden to the rear. There is also an attached garage with double door, ideal for storage/a workshop. Plenty of scope for keen gardeners.





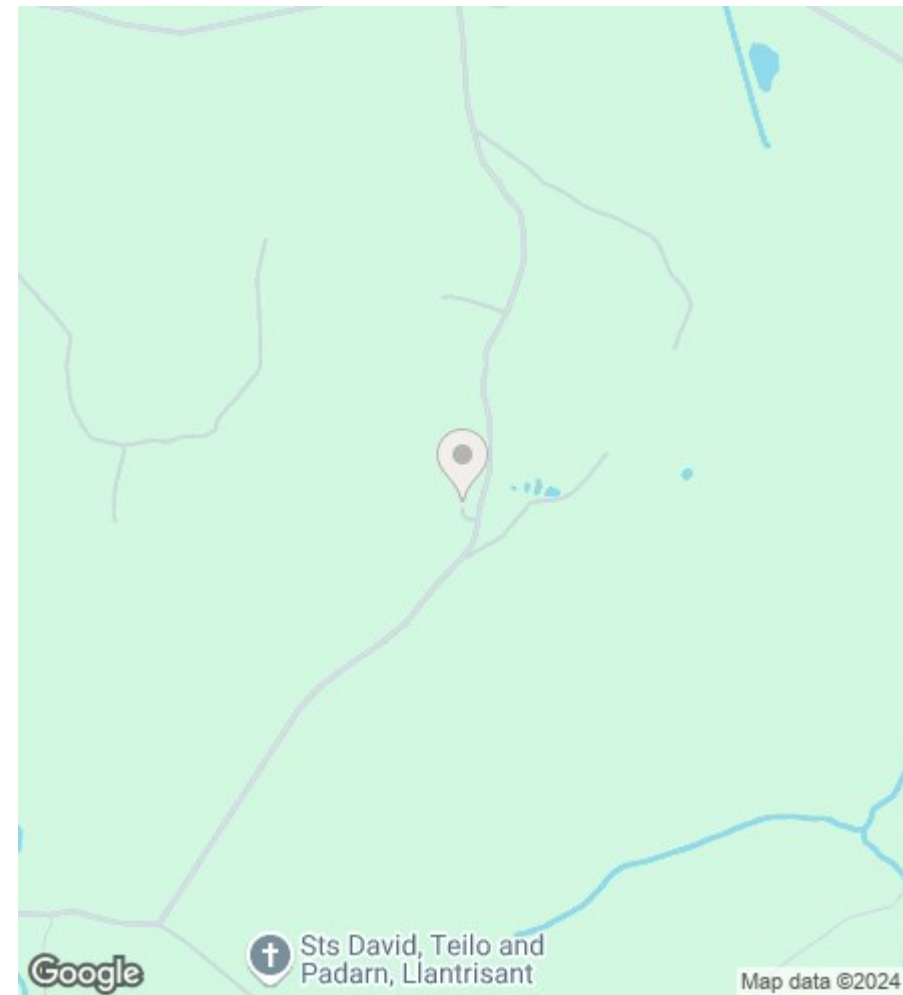




Total area: approx. 120.2 sq. metres (1293.7 sq. feet)

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.

**Penbylchau, Devils Bridge**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			
(81-81) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP  
Tel/Ffon: 01970 626160  
Email/E-Bost: sales@aledellis.com