



**Rhydycochiaid Cottage , Crosswood
Aberystwyth Ceredigion SY23 4LL**
Guide price £295,000



A commodious detached 3 bedroomed bungalow with large garden as highlighted in the photographs with superb potential and ample vehicle parking.

Rhydycochiaid is situated on the road from Aberystwyth towards Pontrhydygroes in Crosswood (near Abermagwr) which is approximately some 8 miles to the afore mentioned town Aberystwyth and some 13 miles inland to Tregaron. Both towns providing for a good level of amenities including Schools, Doctors Surgeries etc. The village of Llanilar is also within short travelling distance which has a local shop, community hall and primary school.

The property is spacious and although is in need of some modernisation has a lot to offer with it's more recent extension of the kitchen/dining room, the former kitchen/utility room which could be utilised as another reception room/bedroom or as it stands a good sized utility with 3 bedrooms and a bathroom (2 separate wc's).

Tenure

Freehold.

Services

Oil fired central heating. Private drainage. Mains water and mains electric.

Viewing

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

Rhydycochiaid 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

Reception Hallway

With radiators and access to loft space. Doors through to

Living Room

19'3" x 16'11" (5.87m x 5.16m)



Open fireplace with stone surround and slate hearth, radiator, window to fore, door through to utility and door to external rear.



Utility Room

20'2" x 9'4" (6.17m x 2.87m)



The former kitchen currently utilised as a utility room. With window to side and rear, quarry tiled flooring, radiator, base & eye level storage units with fitted sink. Large storage cupboard and boiler cupboard.

Kitchen

5.87m x 3.33m



Comprising fitted L Shaped kitchen with breakfast bar area range of base & eye level units, fitted Lamona gas cooking range, carpeted flooring, window to rear and radiator.



Door to

Inner Hallway (extension)



Separate WC



With wash hand basin and wc.

From Main Reception Hallway

Bathroom

12'5" x 8'9" (3.8m x 2.67m)



With obscured window to fore, wc, wash hand basin and panelled bath and radiator.

Bedroom 1

12'5" x 8'9" (3.8m x 2.67m)



Window to fore & radiator.

Bedroom 2

12'5" x 7'8" (3.8m x 2.34m)



Window to rear and radiator.

Bedroom 3

11'3" x 8'0" (3.45m x 2.44m)



Window to rear and radiator.

Externally

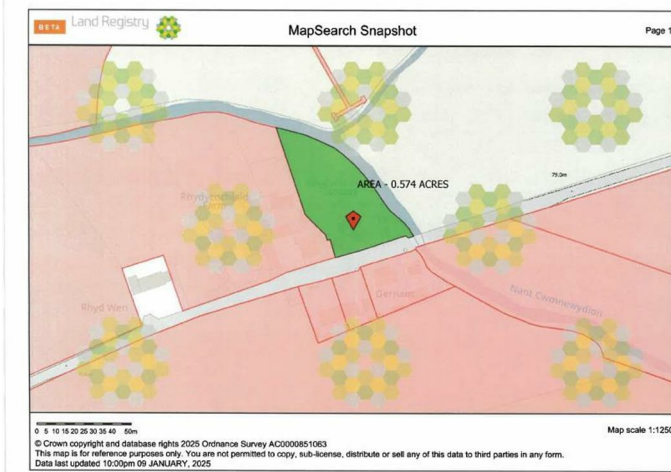


The external rear garden which extends to approximately half an acre, is without a doubt one of the main features of this property, having superb potential for any keen gardeners with sheds and older outbuildings. To the side of the property there is a gated access to the parking area with ample vehicle parking. The spacious grounds are well worth a view.

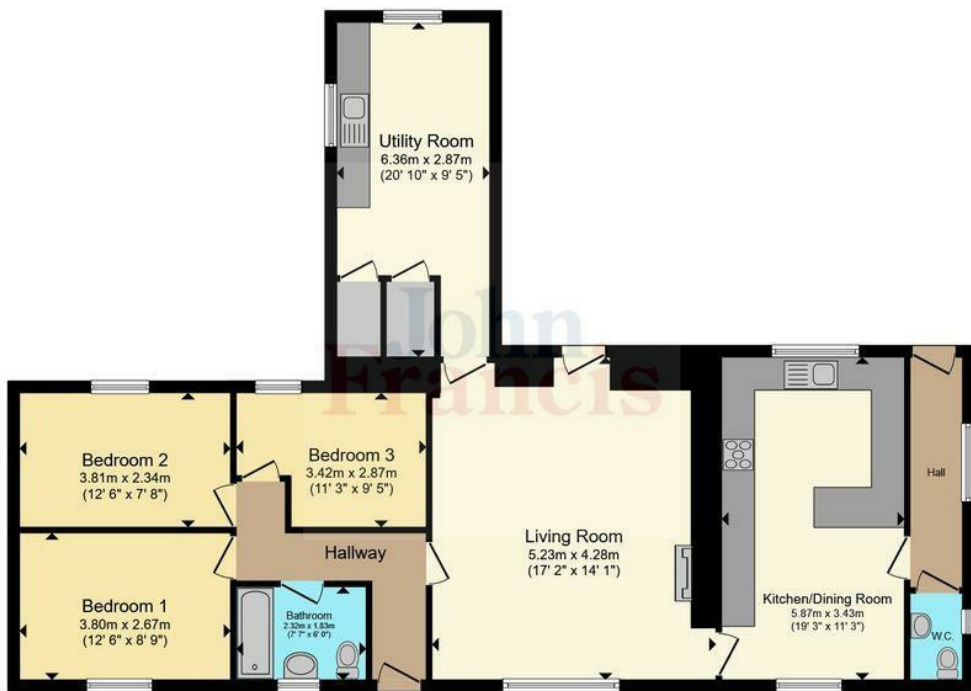




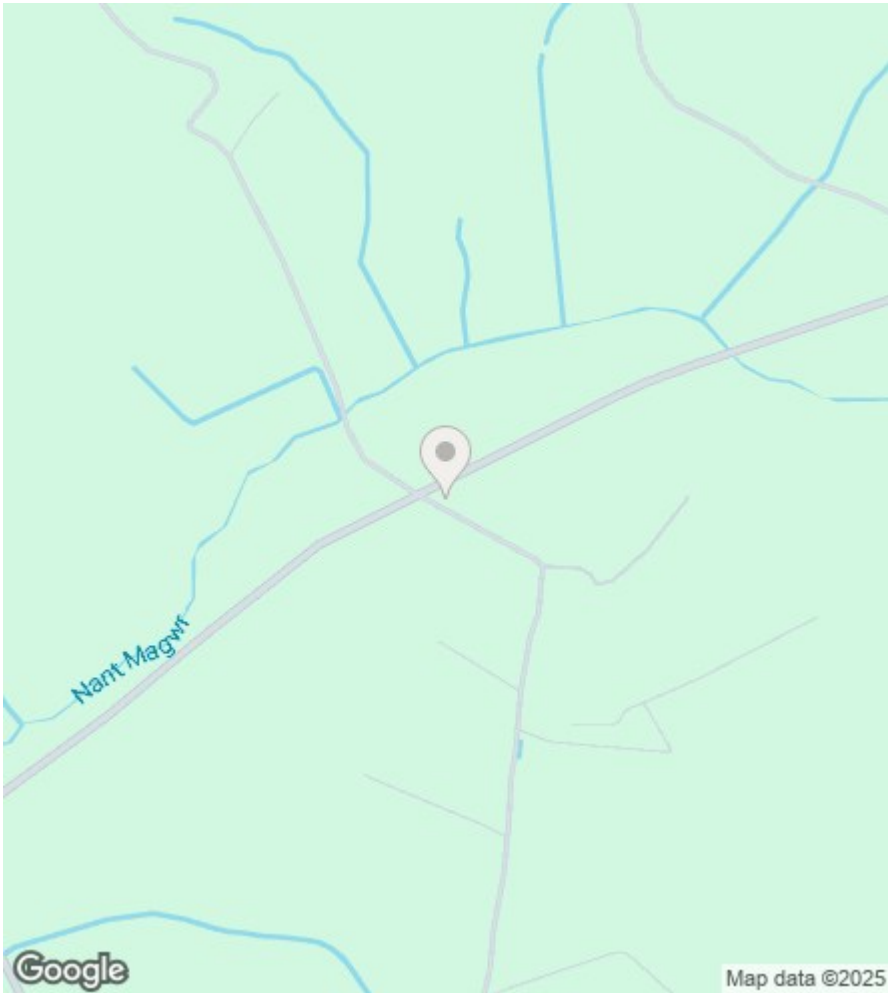
WHAT3WORDS: organist.daring.fries
 From Aberystwyth proceed south out of town on the A487 coastal trunk road to Southgate. Branch left on to the A4120 Devils Bridge Road and immediately right onto the B4340 Pontrhydfendigaid road. Proceed to Abermagwr before taking the first turning left (signposted) towards Pontrhydygroes. proceed for 1/2 a mile and the property is on your left hand side denoted by a for sale board.



Directions



Total floor area 113.4 m² (1,221 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		43
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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