



Nantwen , Ystrad Meurig
Aberystwyth Ceredigion SY25 6AX
Guide price £420,000



For Sale By Private Treaty

A modern detached 2 bedroomed

bungalow and attached garage together with approximate 3½ acre of grounds and paddock and possible building plot.

Nantwen forms part of a ribbon development of similar properties which abut the B4340 Aberystwyth to Pontrhydfendigaid road at Ystrad Meurig. Local amenities are available at Pontrhydfendigaid to include primary school, public house and general stores.

Nantwen is situated in an area of outstanding natural beauty being within close proximity to the Strata Florida Abbey at the village, near to the market town of Tregaron and also within close proximity to the Cambrian mountains.

The university and market town of Aberystwyth is some 14 miles or so travelling distance on the coast. The town has a good range of both social, leisure and educational facilities to cater for the large local and student populations. There is also a railway terminus at Aberystwyth for ease of access to Machynlleth, Shrewsbury and beyond.

TENURE:

Freehold

COUNCIL TAX

Band E

SERVICES:

Mains electricity. Mains water. Private drainage. Air source central heating.

VIEWING:

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

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

The bungalow is well presented throughout.

GLAZED FRONT ENTRANCE DOOR TO

PORCH

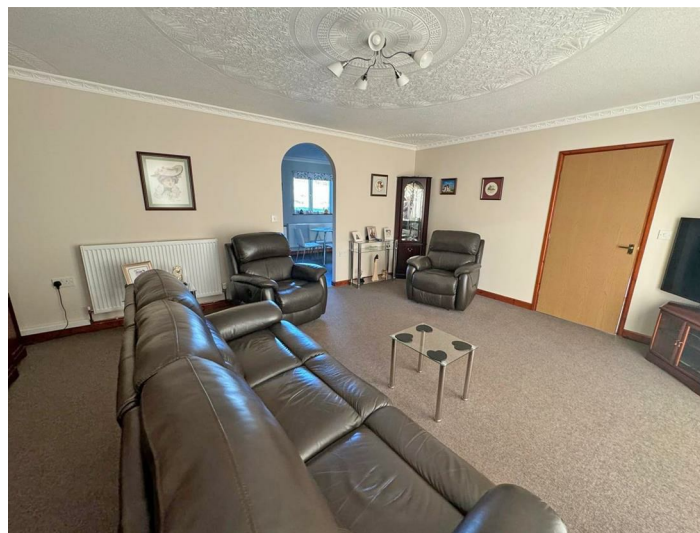
with glazed entrance door and side panel to

RECEPTION HALLWAY

with radiator, wooden laminated floor and doors to

SPACIOUS LOUNGE

18'3 x 14'5 (5.56m x 4.39m)

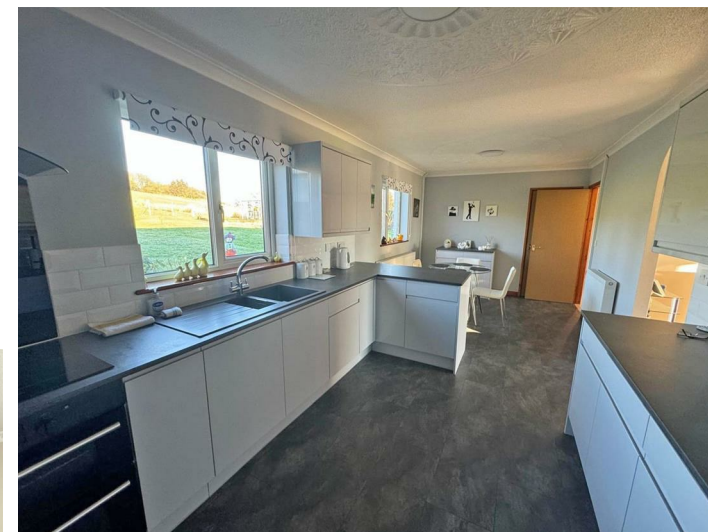


with patio doors and window to fore with fine outlook over the surrounding countryside. Radiator and arch way dividing

MODERN KITCHEN/ DINING ROOM

MODERN KITCHEN AREA

11'4 x 11'4 (3.45m x 3.45m)



comprising 1½ bowl single drainer sink unit with mixer tap, a base unit incorporating a Hopton electric cooker with 4 ring induction hob over, work tops and tiled splash backs. Eye level units with extractor fan, laminated tiled floor and window to rear.



DINING AREA

9'8 x 9'5 (2.95m x 2.87m)



with storage cupboard and shelving. Recess with shelving, radiator, laminated tiled floor and window to rear.

UTILITY ROOM

10'8 x 9'4 (3.25m x 2.84m)

comprising single drainer sink unit with mixer tap, base units. Cupboard housing the Air Source heating system, radiator, plumbing for automatic washing machine, Amrose fan, door to garage and door to rear.

SEPARATE WC

with wash hand basin.

INNER HALLWAY

with airing cupboard with radiator, linen cupboard and doors to

BEDROOM 1

11'4 x 13'7 (3.45m x 4.14m)



with window to fore, fitted wardrobe and further recess cupboard. Radiator. Door to

MODERN EN-SUITE BATHROOM

5'9 x 8' (1.75m x 2.44m)



comprising panelled bath, pedestal wash hand basin and wc. Fully tiled walls, extractor fan, obscured window to fore and radiator.

BEDROOM 2

9'4 x 13'7 (2.84m x 4.14m)



with window to rear, fitted wardrobe and radiator.

BATHROOM

6'1 x 7'8 (1.85m x 2.34m)



comprising panelled bath, pedestal wash hand basin and

low level flush wc. Fully tiled walls, window to rear and radiator.

EXTERNALLY

Tarmacadamed vehicular driveway to hard standing leading to

INTEGRAL GARAGE

10'8 x 17'5 (3.25m x 5.31m)

with electric up and over door and door to utility room.

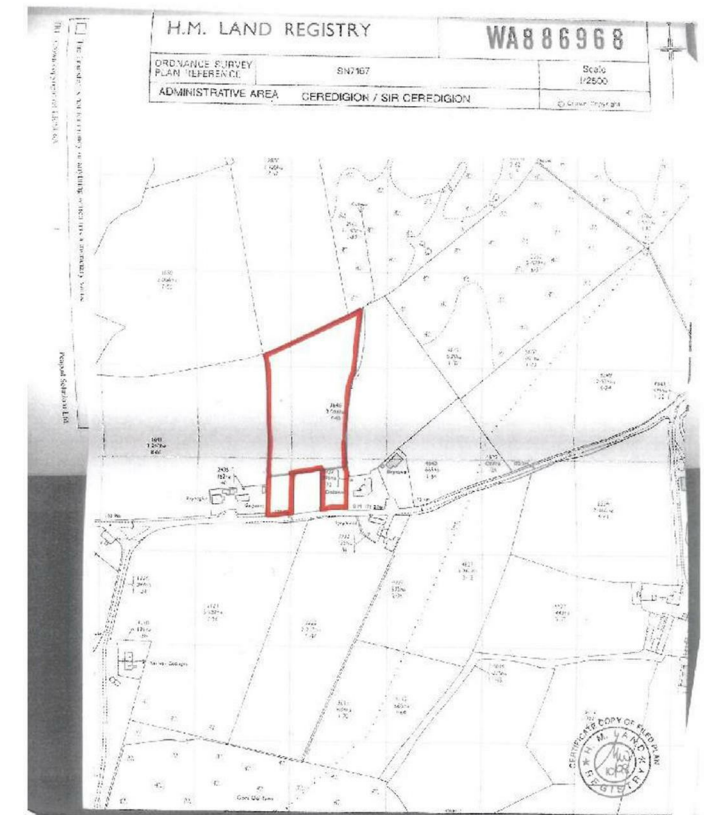
IMMEDIATE GROUNDS

2 modern sheds, lawned area and concreted patio area.

ACCESS FROM THE REAR

leading to

REAR Paddock (see plan)



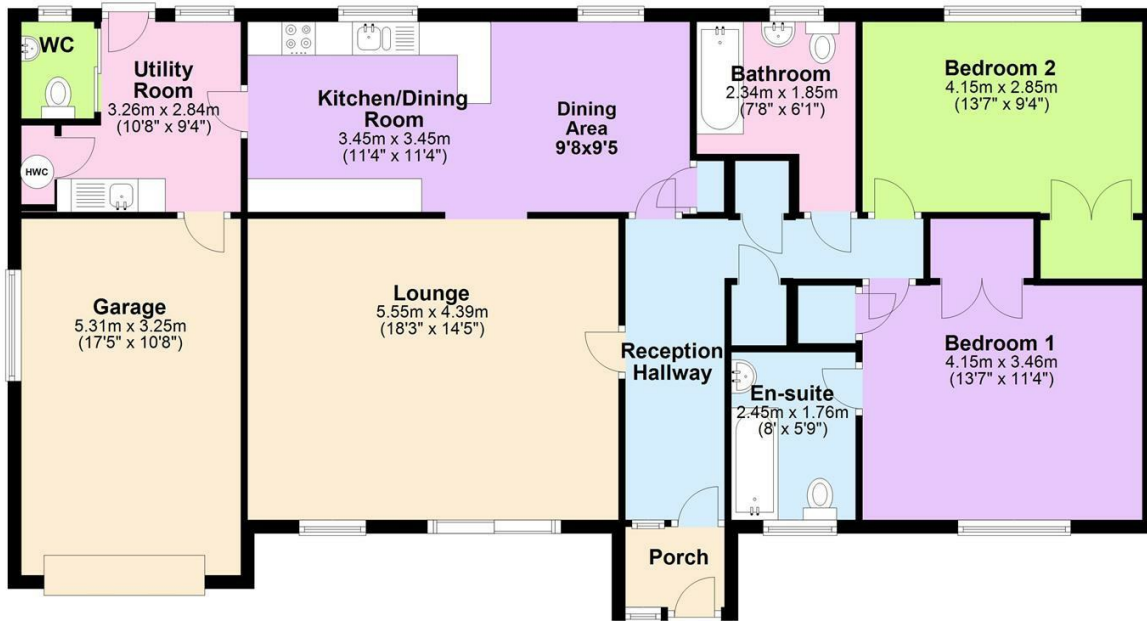
The land is sloping in nature and appears in good heart. The paddock amounts to approximately 3.5 acres.

DIRECTIONS

From Aberystwyth take the A487 coastal trunk road south to Southgate, branch left onto the A4120 Devils Bridge road and turn almost immediately right onto the B4340 Pontrhydfendigaid road. Proceed through New Cross, Abermagwr to Ystrad Meurig and continue for a further ½ a mile or so and Nantwen is on the left hand side denoted by a for sale board.



Ground Floor
Approx. 125.8 sq. metres (1353.8 sq. feet)

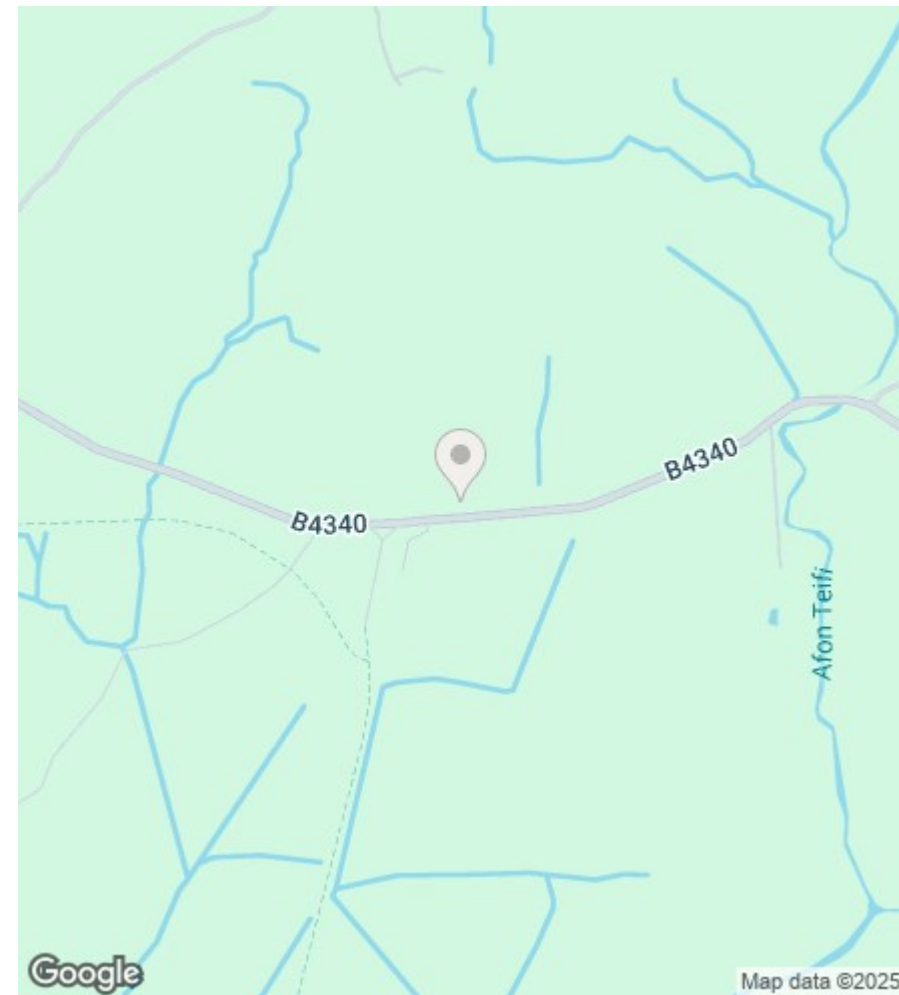


Total area: approx. 125.8 sq. metres (1353.8 sq. feet)

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.

Nantwen, Ystrad Meurig



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B		84	
(69-80) C			
(55-68) D			
(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			95
(81-91) B			
(69-80) C		67	
(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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