



**Bryn Heulog Cwmbwyno, Goginan  
Aberystwyth Ceredigion SY23 3PG**

**Guide price £235,000**



A wonderfully presented & extended three bedroomed semi detached cottage in a picturesque location with outstanding views over the Melindwr valley.

Just 9 miles from Aberystwyth along the A44 trunk road with local amenities nearby at the villages of Capel Bangor, Goginan and Ponterwyd to include primary school, garage/general store and public houses. Also slightly further inland is the very popular walks at Nant Yr Arian.

The University and coastal resort of Aberystwyth has a good selection of both social, leisure and educational facilities to cater for the large local population.

### Tenure

Freehold.

### Services

Oil fired central heating. LPG gas cooker. Water mains. Private drainage (cesspit front of property).

### Council Tax

Band

### Viewing

### Front Entrance Door

Into

### Reception Hallway

With stairs to first floor accommodation and doors through to

### Living Room

14'0" x 14'2" (4.29m x 4.34)



A cosy yet spacious living area with dual aspect windows, radiator, feature log burner (not currently in use was oil previously) on slate hearth.



### Dining Room

14'2" x 10'2" (4.34 x 3.1m)



With a log burner (not currently in use), radiator, window to fore, under stairs storage area and opening through to

### Kitchen (L Shape)

12'4" x 12'4" (3.76m x 3.78m)



A very well laid out spacious range of kitchen units, appliance spaces, double oven/grill sink with mixer tap, 5 ring LPG gas job, boiler, window to fore and side. Half glazed door to external rear.



### First Floor Accommodation



Half landing with window to rear and velux windows

### Bedroom 1

14'4" x 7'10" (4.37m x 2.39)



With window to fore boasting stunning country views, partially sloping ceiling and radiator.

### Bathroom



With obscured window to rear, wash hand basin, wc, panelled bath tub separate corner shower cubicle electric shower tiled surrounding walls radiator and laminate flooring.



### Bedroom 2

11'8" x 10'5" (3.56 x 3.2)



Another good sized double bedroom with window to fore again superb views, large airing cupboard/wardrobe.

### Bedroom 3

12'4" x 12'4" maximum (3.78m x 3.76m maximum)



A large L shaped bedroom with window to fore & side and radiator.

### Externally



The property is approached down a shared driveway with parking directly outside the property for one vehicle and further parking at the top of the driveway (with the current owners). A sizeable sloping garden to the rear of the property and a small outbuilding/shed useful for garden storage.



Views From Fore



Directions

