



**Crud Yr Awel ,  
Cwmsymlog SY23 3HA**  
**Guide price £315,000**





A semi detached 3 bedroomed traditional cottage with large garden

The former mining hamlet of Cwmsymlog is situated within 9 miles of the University and market town of Aberystwyth. Crud yr Awel enjoys a south facing location overlooking the village which has some historical features from its mining past. Local amenities are available at the nearby village of Penrhyncoch to include Post Office, General Store, Garage and Primary School. The University and market town of Aberystwyth has a range of both local and national retailers who provide some employment opportunities in addition to the University, National Library of Wales and Bronglais Hospital.

Crud Yr Awel is very well presented throughout benefitting from oil fired central heating and double glazing. The property has a large garden to the fore as highlighted in the photographs.

**Tenure**

Freehold

**Council Tax**

Band D

**Services**

Mains electricity and water. Oil fired central heating (Rayburn). Fibre at hand but not connected.

**Viewing**

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

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

**Ground Floor**

Front porch with entrance door to;

**Kitchen**

12'1 x 15'3 (3.68m x 4.65m)



Oil fired Rayburn which runs the central heating system. Radiator. Single drainer stainless steel sink with mixer tap. Base and eye level units, tiled splashbacks and cooker point. Appliance space. Slate floor, windows to fore and rear. Under stairs cupboard with plumbing for washing machine. Exposed beams.

Stairs to first floor and door to

**Dining Room**

15'1 x 12'4 (4.60m x 3.76m)



Attractive Victorian cast iron fireplace with wooden mantle and surround. Feature bread oven, radiator, exposed beams and window to fore.

**Living Room**  
15'9 x 12'1 (4.80m x 3.68m)



Aga Multi Fuel room heating range on a slate plinth, wooden floor, French doors to side, radiator and window to fore.

**First Floor**  
Landing, Airing Cupboard, central heating thermostat.  
Door to;

**Bedroom**  
7'9 x 15'1 (2.36m x 4.60m)



Window to fore, radiator, access to roofspace, ceiling lights.

**Bedroom**  
15'1 x 9' (4.60m x 2.74m)



Fitted wardrobe, 2 windows to the fore and radiator.

**Bedroom**  
9'7 x 12'2 (2.92m x 3.71m)



Windows to fore and side, radiator.

**Bathroom**  
8'5 x 5'7 (2.57m x 1.70m)



WC, Pedestal Washbasin and panelled Bath with Mixer Tap over and Screen. Heated Towel Rail. Velux Window.



Externally



Driveway leading to vehicular hardstanding.  
Garden Shed 15' x 15' Approx  
Front Patio  
Large garden to the fore predominately laid to lawn with pond, flower border, trees and shrubs.



Directions

What 3 Words – Minds.Zoomed.Commoners  
O/S Grid Reference SN69886 83887

From Aberystwyth head North out of town on the A487 trunk road for about 2 miles before turning right towards Penrhyncoch. At the village take the first turning left (Nr Post Office) and proceed through the village ignoring all turnings (past the Memorial Hall) for ½ mile before turning right to Penbontrhydypennau (signposted). On the far side of the village turn left and proceed to Cwmsymlog. Take the second road to your left and the concreted driveway heading to Crud Yr Awel will be directly in front of you.

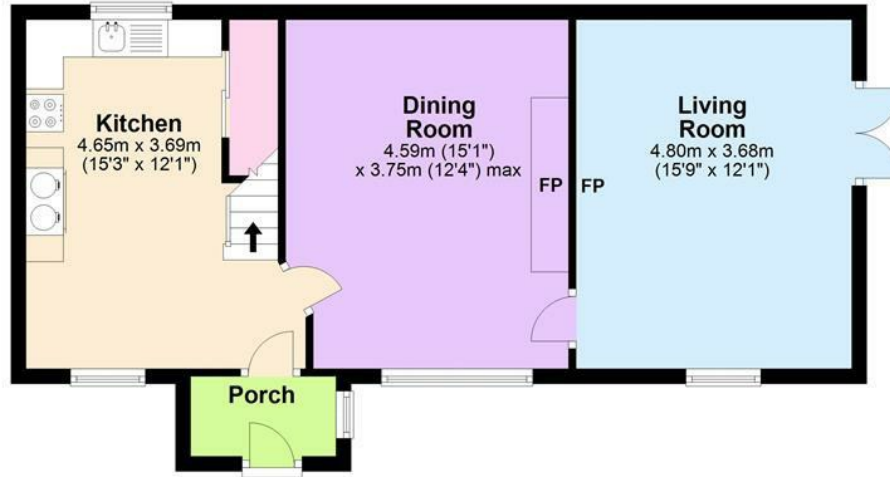






### Ground Floor

Approx. 54.2 sq. metres (583.8 sq. feet)



### First Floor

Approx. 51.5 sq. metres (554.1 sq. feet)



Total area: approx. 105.7 sq. metres (1137.9 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.

**Crud Yr Awel, Cwmsymlog, Aberystwyth**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	84
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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