



**Briwnant , Bronant**  
**Aberystwyth Ceredigion SY23 4TG**  
**Guide price £195,000**





## For Sale By Private Treaty

A semi-detached traditional 3 bedroomed cottage with a large garden situated at the rural village of Bronant known as

BRIWNANT  
BRONANT  
ABERYSTWYTH  
CEREDIGION  
SY23 4TG

The property is situated abutting a stream to the rear of the former garage and opposite the public house. There is a vehicular hard standing to the fore. There is a good size garden with garden shed to the rear and side of the property. We attach a Land registry plan with the particulars for identification purposes.

The property retains some original features and has the benefit of a spacious living/ dining room with part slate floor and exposed beams. The accommodation is highlighted on the attached floor plan.

The village of Bronant in addition to the Public House opposite has a primary school. Further amenities are available at Aberystwyth, 12 miles or so on the coast and Tregaron is approximately 6 miles further inland.

## TENURE

Freehold

## SERVICES

Mains electricity and water. Private drainage.

## COUNCIL TAX

Band C

## VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 0197 0626160 or sales@aledellis.com

Briwnant provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

## FRENCH DOORS TO

## PORCH

with stable door to

## RECEPTION HALLWAY

with doors to

## SITTING ROOM

9'1 x 11' (2.77m x 3.35m)



with room heating range, windows to fore and side. Tongue & groove pine ceiling.

## BATHROOM

11'9 x 5'1 (3.58m x 1.55m)



comprising wc, wash hand basin and corner bath with mixer tap. Obscured window to side, tiled floor and shelving.

## LIVING ROOM/ DINING ROOM

15' x 23'9 (4.57m x 7.24m)



With exposed beams, part slated and part laminated floor. Fireplace with room heating range, under stairs storage and further heating range. Door to



## KITCHEN

6'7 x 16' (2.01m x 4.88m)



comprising base units appliance spaces, single drainer sink unit with mixer tap. Eye level unit, solid fuel Rayburn, plumbing for automatic washing machine, tiled floor, window to fore and rear. Door to

## SIDE PORCH

## FIRST FLOOR ACCOMMODATION

## LANDING

with door to

## BEDROOM 1

7'9 x 9'8 (2.36m x 2.95m)



with part exposed beams and floor. Velux window.

## BEDROOM 2

8'1 x 8'1 (2.46m x 2.46m)



with part exposed beams and floor. Velux window.



### BEDROOM 3

14'4 x 7'1 (4.37m x 2.16m)



with tongue and groove pine ceiling, cupboard housing a wc and wash hand basin. Window to rear and Velux window.

### EXTERNALLY



With parking space to the fore.

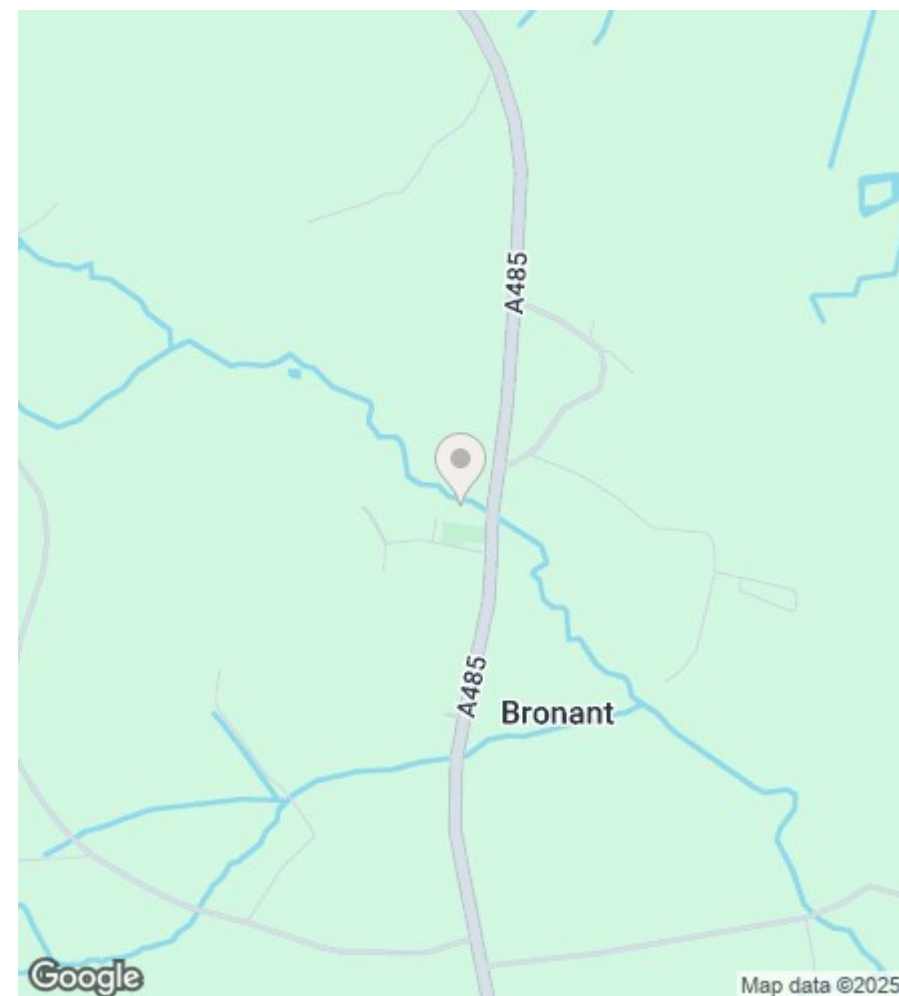


The garden abuts a tributary of the river Camddwr. There are predominately lawned areas to the fore, side and rear of the property with trees and fuel store. Garden shed.

### DIRECTIONS

WHAT3WORDS:- brands.petulant.mammoth.

From Aberystwyth take the A487 trunk road south to Llanfarian. Turn right on to A485 Tregaron Road and proceed through Llanilar and Lledrod to Bronant. The shared access to the property is on the right-hand side opposite the Public House and to the side of the Garage which is now closed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	29	
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		
England & Wales		
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