



**Hafod Wen , Penuwch**  
**Tregaon Ceredigion SY25 6RA**  
**Guide price £429,995**





**For Sale By Private Treaty**

Surely one of the nicest architecture designed bungalows in the locality, A large detached 5 bedroomed bungalow with detached garage and well-maintained grounds known as

HAFOD WEN  
PENUWCH  
TREGARON  
CEREDIGION  
SY25 6RA

The picturesque rural village of Penuwch is situated 17 miles south of Aberystwyth, 9 miles inland from the Georgian harbour town of Aberaeron and 7 miles from Tregaron. The aforementioned towns have a good range of facilities to include secondary schools. Local amenities are available in the nearby villages of Penuwch, Cross Inn and Llangeitho.

Hafod Wen provides for well laid out and commodious family accommodation as highlighted on the floor plan. There is ample tarmacadamed off road parking, detached garage, paved patio and well looked after grounds. There are superb views from the property over the surrounding countryside towards the Cambrian mountains which prospective purchasers will appreciate during their inspection.

**TENURE:**  
Freehold

**SERVICES:**  
Mains electricity and water. Private drainage. Oil fired central heating.

**COUNCIL TAX:**  
Band F

**VIEWING:**  
Strictly by appointment with the selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60 or sales@aledellis.com

Hafod Wen provides the following accommodation. The majority of the rooms are carpeted and equipped with ample power points. All room dimensions are approximate. All images have been taken with a digital camera.

**FRONT ENTRANCE DOOR TO**



**PORCH**  
with tiled floor and door to

**RECEPTION HALLWAY**  
with double doors to kitchen, radiator, coat hanging area and access to

**LIVING ROOM**  
20'3 x 19'5 (6.17m x 5.92m )



A spacious room with patio doors to rear. Marble fireplace with wooden marble and surround housing a log burner (fitted around 2 years ago). 2 radiators, wall lights and double doors to



### CONSERVATORY

11'9 x 9'7 (3.58m x 2.92m )



with exposed wooden floor, panoramic views, Velux windows. Double doors to garden.

### DINING ROOM

8'4 x 10' (2.54m x 3.05m )



base and eye level units. 1 ½ bowl composite sink unit with mixer tap set Silestone work surface, solid oak breakfast bar, concealed dishwasher and fitted electric double oven and 4 ring hob. . Exposed wooden floor, tiled splashback and extractor hood. Windows to fore and side. Door to



### KITCHING/DINING AREA

26'7 x 11'11 (8.10m x 3.63m)



Comprising A well fitted modern kitchen with a good range of

### UTILITY ROOM

5'9 x 7'9 (1.75m x 2.36m )

with work top, appliance spaces and oil fired central heating boiler. Two eye level units, tiled floor. Door to side.

### WC/CLOAKROOM

with wash hand basin and obscured window. Cupboard housing the hot water cylinder.

### OPEN PLAN KITCHEN/DINING ROOM/SITTING ROOM



**INNER HALLWAY**



with stairs to first floor accommodation, under stairs storage and radiator. Door to



**MASTER BEDROOM 1**

12'9 x 13'1 (3.89m x 3.99m)



with fitted mirrored wardrobes, window to side, radiator and access to



**ENSUITE SHOWER ROOM**

6'5 x 9' (1.96m x 2.74m)



comprising low level flush WC, wash basin set in bathroom furniture with illuminated splashback, shower cubicle, tiled floor, part tiled walls, heated towel rail and obscured window to side.

**BEDROOM 2**

13' x 12'1 (3.96m x 3.68m )



with fitted mirrored wardrobe, windows to rear and side Radiator.

**BEDROOM 3**

9'1 x 10'3 (2.77m x 3.12m )



with window to side and radiator.

**BEDROOM 4**

9'1 x 10'7 (2.77m x 3.23m )



with window to side and radiator.

**BATHROOM**

9' x 6'5 (2.74m x 1.96m)



with bath, shower cubicle, WC and wash hand basin with illuminated splashback units which contain shaver Heated towel rail and tiled splashbacks.

**FIRST FLOOR ACCOMODATION**



**ATTIC BEDROOM**

16'7 x 27'4 max (5.05m x 8.33m max)



with part restricted headroom. A spacious multi-purpose room with two windows with fine views, two Velux windows, under eaves storage cupboards and airing cupboard.



**EXTERNALLY**

Large tarmacadamed vehicular hardstanding leading to

**LARGE DOUBLE GARAGE/ WORKSHOP**

23'6 x 17'1 (7.16m x 5.21m)



with power connected, up and over door.

**GARDENS**



Garden areas to side and rear. Well laid out with paved patio and flower borders. Greenhouse/ glass house and oil tank.







inn, turn left at the crossroads on to the B4577 Penuwch Road. Proceed through the villages of Bethania to Penuwch. Hafod Wen is just after the T Junction in the heart of the village, on the left-hand side opposite the bus stop.

### DIRECTIONS



WHAT3WORDS: passwords.shunted.truck  
 OS Grid Reference SN59751 62933  
 There are several alternative routes to Hafod Wen. I suggest the following for the first inspection. Take the A487 coastal trunk road south from Aberystwyth for 9 miles to Llanrhystud. Take the turning left (near post office) on to the B4337 Lampeter Road and proceed through the villages of Nebo to Cross Inn. At Cross







## Property Floorplan



Total floor area 264.9 sq.m. (2,897 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), coverings and other information are approximate. The details are provided for illustrative purposes only and should not be relied upon for any other purpose. For further information, please contact the agent.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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