



**Yr Hen Efail, Capel Seion,
Aberystwyth SY23 4ED**
Guide price £249,950



For Sale by Private Treaty

In the heart of the popular residential village a detached 2 bedroomed bungalow with detached garage, large garden (previously with planning permission) and off road vehicular hard standing known as

Yr Hen Efail
Capel Seion
Aberystwyth
SY23 4ED

Capel Seion is but 4 miles or so travelling distance from Aberystwyth, the town having a good range of both social, leisure and educational facilities to cater for the large local and student population. A short distance inland is the tourist attraction of Devils Bridge and some superb views overlooking the Rheidol Valley.

Yr Hen Efail is a superb opportunity for anybody looking for an accessible bungalow, the property has been very well maintained yet is in need of some modernisation but has great potential and ample room for an extension (with the correct planning consents).

TENURE

Freehold

SERVICES

Mains electric and water (metered). LPG gas central heating & private drainage. Solar energy.

COUNCIL TAX

Band D

VIEWING

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

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

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY



LIVING ROOM

21'6" x 10'4" (6.57 x 3.17)



A bright and lengthy lounge with dual aspect windows, two radiators and feature fireplace with stone surround on slate hearth.



KITCHEN

13'4" x 11'10" (4.07 x 3.63)



Comprising a range of fitted kitchen units, appliance spaces, cooker with hob above, stainless steel sink with mixer tap, window and door to rear. Carpeted, half tiled walls, airing cupboard, storage cupboard (fridge & freezer staying and cooker). Boiler cupboard.



DOOR THROUGH TO

CONSERVATORY

9'5" x (2.88 x)



A useful utility area with appliance spaces, fitted units with stainless steel sink and mixer tap, electric meter cupboard, wide sliding door to rear patio and windows to sides and rear. Overlooking the fish pond and private garden.



SHOWERROOM

5'10" x 8'0" (1.79 x 2.44)



A recently fitted step in corner shower cubicle with electric shower, wc, wash hand basin, mirrored vanity unit, led light above, radiator, fully tiled walls and obscured window to fore



BEDROOM 1
11'8" x 10'7" (3.57 x 3.23)



A good sized double bedroom with window to fore and radiator.

BEDROOM 2
11'7" x 10'8" (3.54 x 3.27)



EXTERNALLY



The property is approached via a tarmacadmed hard standing with room for ample vehicles and access to detached garage.

Yr Hen Efail benefits from having a spacious garden to the side of the property and the rear as highlighted in the photographs. There is a patio seating area and a lovely water feature the fish pond. There is a matured hedge line around the boundary to the sides and rear. A peaceful spot!



DETACHED GARAGE

12'5" x 21'11" (3.81 x 6.69)



Electrics connected with electric up and over door.

SOLAR PANELS



Approximately generates £2,000 per year on tariff. Fixed 50p per unit. Serviced 5 years ago.

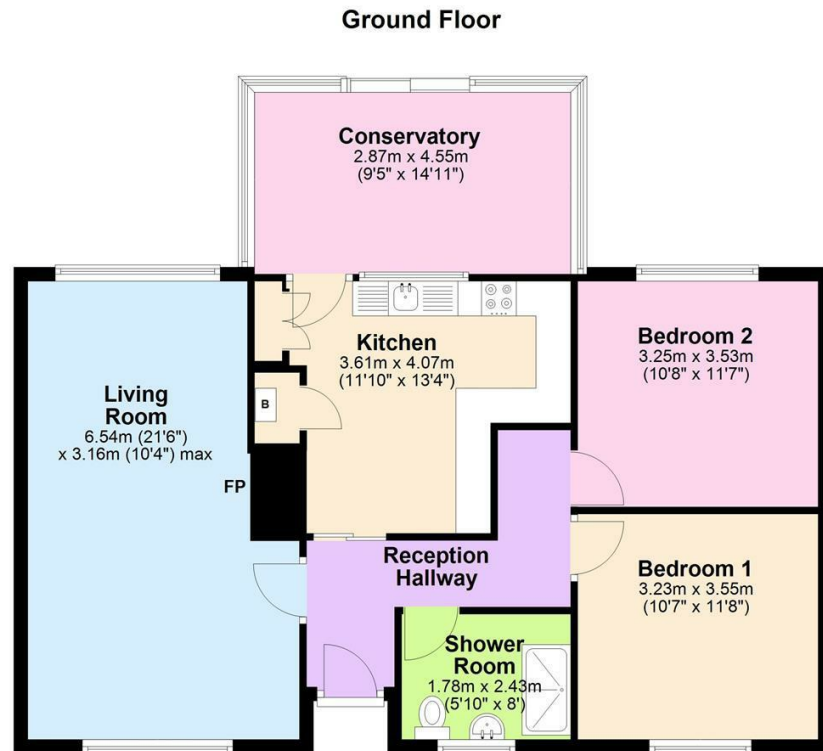
DIRECTIONS

From Aberystwyth take the A487 and proceed south to Southgate before turning left on to the A4120 Devils Bridge road. Proceed through the village of Moriah to Capel Seion and Yr Hen Efail is directly on your right hand side after the old school.

MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.





Total area: approx. 86.5 sq. metres (930.6 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Yr Hen Efail, Capel Seion, 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		
	63	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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