



**Clettwr Hall , Tre'r Ddol
Aberystwyth Ceredigion SY20 8PN
Guide price £750,000**



For Sale By Private Treaty

A detached 7 bedrooomed Gentleman Residence with 3 acres of land known as

CLETTWR HALL
TRE'R DDOL
MACHYNLLETH
POWYS
SY20 8PN

Clettwr Hall enjoys a slightly elevated edge of village location with far reaching views over the village towards the Dyfi Estuary.

The detached house is approached over a sweeping driveway from the southern edge of Tre'r Ddol. The land in total amounts to 3 acres of immediate grounds, woodlands and paddocks as highlighted on the plan outlining the boundaries edged in red.

The property still retains some original features and has a more recent conservatory extension to the side. The accommodation (on three floors) is shown on the floor plan which are included in the sale particulars.

The pretty village of Tre'r Ddol is situated 9 miles equidistant from its market towns of Aberystwyth to the south and Machynlleth to the north. Both the aforementioned towns have a good range of amenities to include secondary schools. Tre'r Ddol has a busy community owned shop/café and a Public House.

The coastal resort of Borth and Ynys-las on the Dyfi Estuary are but a short travelling distance as is the Ynys Hir RSPB Nature Reserve at Eglwys Fach.

TENURE:

Freehold

SERVICES:

Mains electricity and water. Private drainage.

COUNCIL TAX:

BAND H

VIEWING:

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

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

GROUND FLOOR

HALF GLAZED FRONT ENTRANCE DOOR to RECEPTION HALLWAY



with an Attractive tiled floor, radiator and stairs to first floor accommodation.

LIVING ROOM

12'5 x 19'1 (3.78m x 5.82m)



With bay window to fore. Open fireplace with wooden mantle and surround. Radiator. Door to conservatory.



DINING ROOM

14' x 11'8 (4.27m x 3.56m)

**STUDY**

12' x 9'2 (3.66m x 2.79m)



With windows to fore and side. Feature fireplace with recess $\frac{1}{2}$ glazed cupboard to side and radiator.



Compromising two recess cupboards, quarry tiled floor, radiator, shelving and window to rear.

**DOWNSTAIRS WC**

with wash hand basin.

KITCHEN

11'6 x 14'4 (3.51m x 4.37m)



Compromising 1 ½ bowl stainless steel sink unit. Base units incorporating a 4 ring hob and electric double oven. Eye level unit, recess cupboard, radiator and quarry tiled floor.



CONSERVATORY

12' x 22' (3.66m x 6.71m)



With French doors to patio. Large pictures windows with fine views. Radiator.



REAR PORCH

4'3 x 13'2 (1.30m x 4.01m)



with door to rear and access to

UTILITY ROOM

9'6 x 10'4 (2.90m x 3.15m)

comprising single stainless steel sink unit and plumbing for automatic washing machine. Cupboard housing the Worcester free standing oil fired central heating boiler.

FIRST FLOOR ACCOMODATION

LANDING

with stairs to second floor accommodation. Doors to

LIBRARY

6'4 x 11'1 (1.93m x 3.38m)



with window to fore and access to balcony.

BATHROOM

12'7 x 12'9 (3.84m x 3.89m)



Compromising bath, shower cubicle, WC, bidet and wash hand basin. Airing cupboard, radiator and windows to rear and side.

BEDROOM 1

11'9 x 11'2 (3.58m x 3.40m)



with bay window with fabulous views. Further windows to fore and side. Radiator.





BEDROOM 2

9'6 x 14' (2.90m x 4.27m)



with wash hand basin and radiator. Windows to fore and side

BEDROOM 3

10' x 12'9 (3.05m x 3.89m)



With cupboard, radiator, wash hand basin. Windows to rear and side.

SECOND FLOOR ACCOMMODATION

INNER HALLWAY to

BATHROOM 2

13'2 x 5'7 min (4.01m x 1.70m min)

with sloping head room. Comprising bath with mixer tap, WC and wash hand basin. Velux window and radiator.

BOXROOM

8'8 x 7'7 max (2.64m x 2.31m max)

housing the cold water tank.

BEDROOM 4

17'6 x 12'2 (5.33m x 3.71m)

with window to fore with fabulous views. Cupboard and radiator.

BEDROOM 5/OFFICE

10' x 6'4 (3.05m x 1.93m)

with window to fore.

BEDROOM 6

13'8 x 10'2 (4.17m x 3.10m)

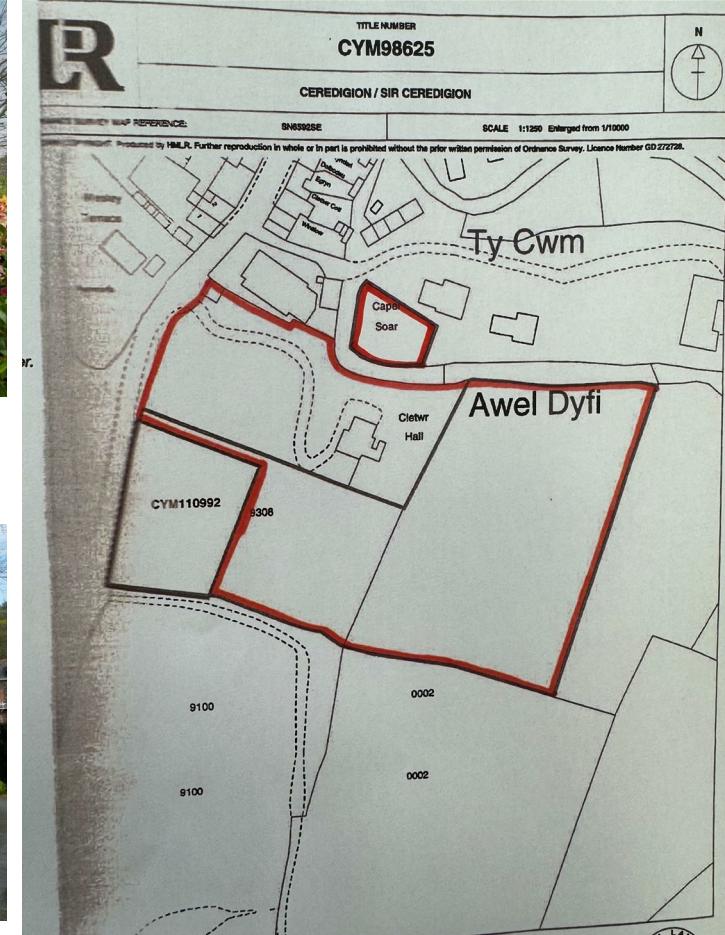
with window to fore with fabulous views, radiator and connecting door to bedroom 5

BEDROOM 7

13'4 x 9'8 (4.06m x 2.95m)

with Velux window and radiator.

EXTERNALLY



Driveway to side vehicular hard standing and car port.

TRADITIONAL DETACHED GARAGE



with rear entrance.



IMMEDIATE GROUNDS



Immediate grounds to fore and rear predominantly laid to lawn with flower borders, trees and shrubs. Greenhouse, summer house and garden shed.

The paddocks are situated to the right of the property and the area of woodland is to the left.

DIRECTIONS

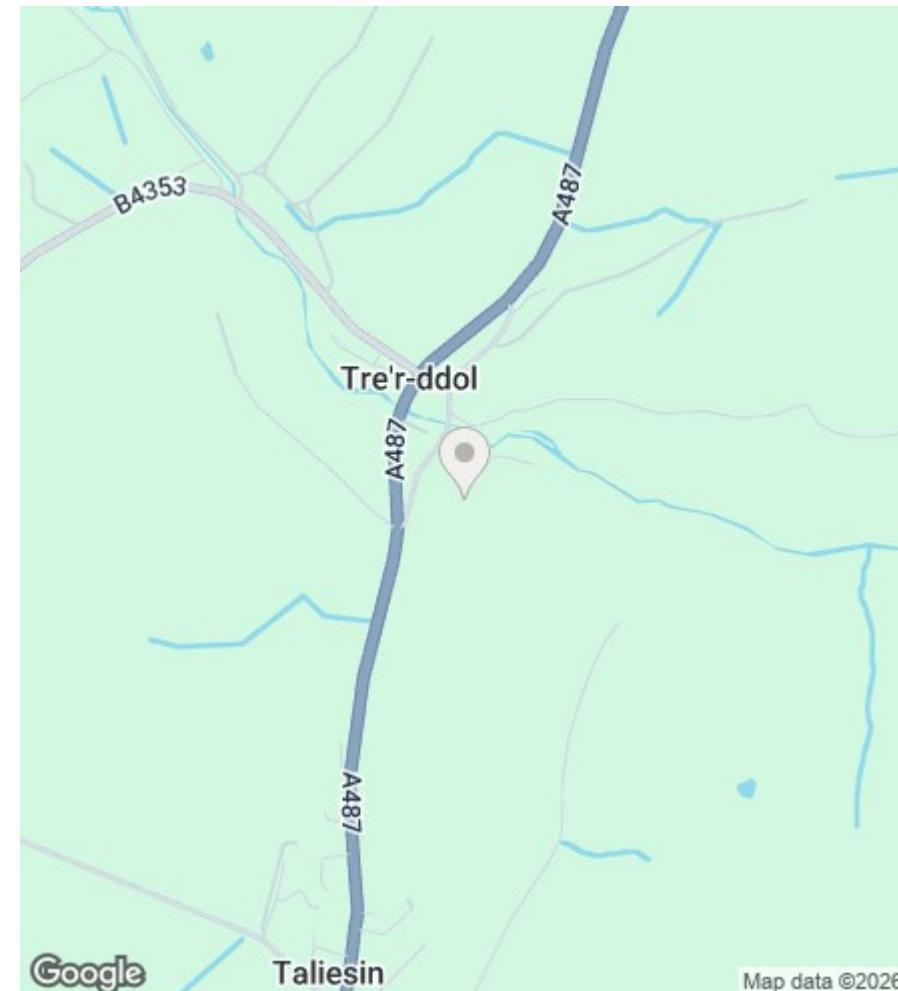
WHAT3WORDS: relished.slicing.proposals

From Aberystwyth take the A487 trunk road north through Bow Street, Tal-Y-Bont and Taliesin. Take the first turning right at Tre'r Ddol and the driveway to Clettwr Hall is on your righthand side just before the church.





Clettwr Hall, Trer Ddol, MACHYNLLETH



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
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