



Nyth Dedwydd, Llywernog, Aberystwyth, SY23 3AB

Price £289,000

A desirable small holding type property comprising a three bedroomed cottage sitting in just under an acre of grounds. If you are looking to escape the hum drum of urban mania and seeking a complete lifestyle change, then Nyth Dewydd could be that archetypal little slice rural Wales and the chance perhaps of self sufficiency. The cottage itself offers traditional cozy accommodation with a snug / study, dining room, kitchen & sitting room on the ground plus three bedrooms and bathroom on the first floor. Whilst outside the grounds offer differing sections of gardens etc, natural areas and a range of timber built out buildings including a niche kitchen area

Directions

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Situation

The property adjoins the main Aberystwyth-Midlands A44 road at Llywernog, Ponterwyd. The property enjoys views of unspoilt countryside, noted for its natural beauty. Ponterwyd village lies within some 1 mile, on the A44 and some 11 miles east of Aberystwyth with Primary School, General Stores, Garages and other amenities. There are excellent social, educational and shopping facilities in Aberystwyth with public transport to all parts.

The area is renowned and appreciated by ramblers and keen anglers. Ample fishing facilities are available in surrounding rivers and lakes. There are popular tourist attractions at the Llywernog Silver Mine Exhibition and the Nant-yr-Arian Centre including the Red Kite Feeding area

Construction

The house is built of solid stone walls with rendered painted external elevations under a pitched slate roof. It has been refurbished in recent years with several well conceived improvements.

Accommodation Comprises

The property is entered via timber door to Storm Porch with further door to:-

Hallway

Double panelled radiator. Stair rising to first floor.

Doors off to

Study / Private Bar

6'4" (1.93m) x 13'9" (4.19m)

Double glazed window to front elevation, Tiled fireplace. Built-in bar area with fitted display shelving. Inset fireplace with tiled hearth and surround. Power points. Double panelled radiator.

Dining Room

13'9" (4.19m) x 9'2" (2.79m)

Double glazed PVCu window to front elevation. Inset fireplace with timber

surround and mantle. Power points. Telephone point. Understair storage Area with slate flagstone floor.

doors off to

Kitchen

17'9" (5.41m) x 6'8" (2.03m)

Two glazed windows to rear elevation. Solid fuel range providing domestic hot water, central heating and ancillary cooking services. Fitted `Belfast` sink Range of base and wall units. Space suitable for American style fridge freezer. Power points.

Lounge

12'2" (3.71m) x 12'6" (3.81m)

Double glazed PVCu patio doors to front elevation. Original fireplace featuring log burning stove. Alcove cupboard. Double panelled radiator. Power points. door to:-

Hobby Room

Casement glazed door to side elevation. Double glazed windows to side and rear elevations.

FIRST FLOOR

Stairs rise from entrance hall to:-

Landing

Glazed window to rear elevation. Panelled radiator. Timber balustrade. Power points. Access to loft space. Doors off to:-

Bedroom Three

6'5" (1.96m) x 11'10" (3.61m)

Glazed windows to rear and side elevations. Power points, Panelled radiator

Bathroom

7'4" (2.24m) x 7'2" (2.18m)

Opaque glazed window to rear elevation. Suite comprising low flush wc, pedestal wash hand basin and panelled bath having electric shower unit over with fitted glazed screen, Half ceramic tiling to walls. Double panelled radiator.

Bedroom One

10'6" (3.2m) x 10'7" (3.23m) Max

Double glazed PVCu window to front elevation. Power points. Built-in wardrobe / linen closet. Panelled radiator.

Bedroom Two

9'8" (2.95m) x 10'1" (3.07m)

Glazed window to front elevation. Panelled radiator. Power points

Outside:

Gated vehicular entrance drive with parking Space for several Vehicles. The remaining grounds have been landscaped to the road boundary including alfresco` kitchen & BBQ Area with cinematic screen wall plus hot tub, lawned garden seating area and timber built summer house, sheds etc, Two bedroom static caravan with electricity supply, Pond, Chicken Coup and Run, Fuel and Log Store, 2 x PolyTunels, Outside tap.

is a returning path through parts of the grounds to provide access to appreciate all the various sections of this well laid out leisure area. Remains of a former shepherds cottage (Penlon)

Utility/Store Room / WC

12'9" (3.89m) x 14'8" (4.47m)

Two power points, enclosed Toilet with W.C.

Enclosed Garage,

Workshop

Two twin power and light points.

Services:

We are advised that mains electricity and water are connected. Private drainage.

Council Tax Band (

Viewing Information

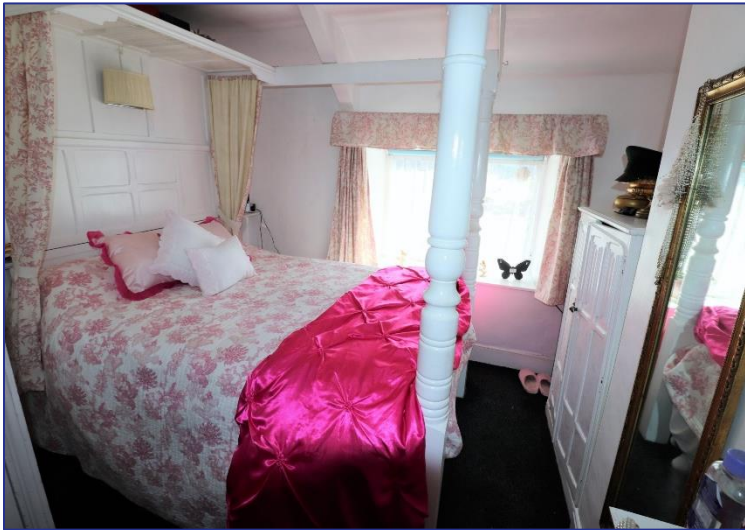
For Further Details Apply LLOYD, HERBERT & JONES who will be pleased to arrange viewing.

Money Laundering Regulations

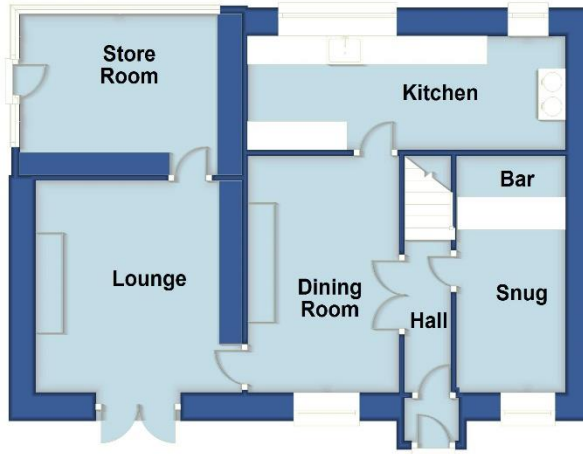
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill.

Important Information

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The seller does not make or give nor do we or our employees have the authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to




Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|--|----------|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 Plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 73 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 22 | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC  | |