



FOR SALE BY PRIVATE TREATY

Spacious rural house in a picturesque quiet rural village 6 miles inland from Aberystwyth. Stunning rolling mountain aspect.

**HAFOD ELERCH  
BONTGOCH SY24 5DP**



The stone double fronted house is delightfully located overlooking Elerch Church, the rolling Cambrian Mountains and backing onto fields.

Well-presented balanced accommodation has spacious rooms with front and rear aspect.

*Vendor Likes:*

Village community  
Sizeable rooms  
Rear garden

*Agent Likes:*

Beautiful rural surroundings  
Well presented  
Attached deep garage

**1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS**

**Email: [property-sales@raw-rees.co.uk](mailto:property-sales@raw-rees.co.uk)**

**(01970) 617179**

**Website: [www.raw-rees.co.uk](http://www.raw-rees.co.uk)**

## **Hafod Elerch, Bontgoch, SY24 5DP**

### **RECEPTION HALL**

Central heating radiator. Staircase to first floor.

### **LOUNGE**



**9' 7" x 12' 4" (2.92m x 3.76m)**

Views from front window.

Chimneybreast with log burner. Double central heating radiator.

### **DINING ROOM**



**12' x 12' 4" (3.66m x 3.76m)**

Views from front window. Central heating radiator. Door to garage.

### **KITCHEN/BREAKFAST ROOM**



**12' x 9' 6" (3.66m x 2.9m)**

Fitted base and wall units. Inset white 1 ½ bowl sink unit. Inset ceramic electric hob with extractor over, double oven under. Space with plumbing for dishwasher and space for upright fridge/freezer. Double central heating radiator.

## UTILITY ROOM

**9' 6" x 9' 8" (2.9m x 2.95m)**

Single drainer stainless steel sink unit. Oil floor standing central heating boiler. Plumbing for washing machine.

## REAR HALL

Door to rear garden. Cupboard under staircase.

## FIRST FLOOR

### LANDING



Rear window. Central heating radiator. Stripped pine boarded floor.

### BEDROOM 1



**13' 4" x 11' 8" (4.06m x 3.56m)**

Views from front window. Stripped pine boarded floor. Double central heating radiator.

### BEDROOM 2



**12' x 11' 6" (3.66m x 3.51m)**

Views from front window. Central heating radiator.



### **BEDROOM 3**



**10' 3" x 10' 4" (3.12m x 3.15m)**

Rear garden aspect. Central heating radiator.

### **BATHROOM**



**9' x 10' (2.74m x 3.05m)**

White suite comprising bath with electric shower over, tiled wall area. Pedestal wash hand basin. Low flush WC: Double central heating radiator. Stripped pine floor. Fitted airing cupboard.

### **OUTSIDE**

Stone front wall adjoining lane with 3 steps up to fore low maintenance area with shrubs.

Rear two tier garden with raised lawn adjoining field. Timber Shed. Oil tank.



### **ATTACHED GARAGE/WORKSHOP**

**6' 9" x 26' 10" (2.06m x 8.18m)**

Double doors. 3 windows. Back door. Electric light and power.

**SERVICES**

Mains electric & water. Private small sewerage treatment plant.. Full oil central heating. uPVC double-glazed

**COUNCIL TAX**

Band 'E'

**EER**

53/E

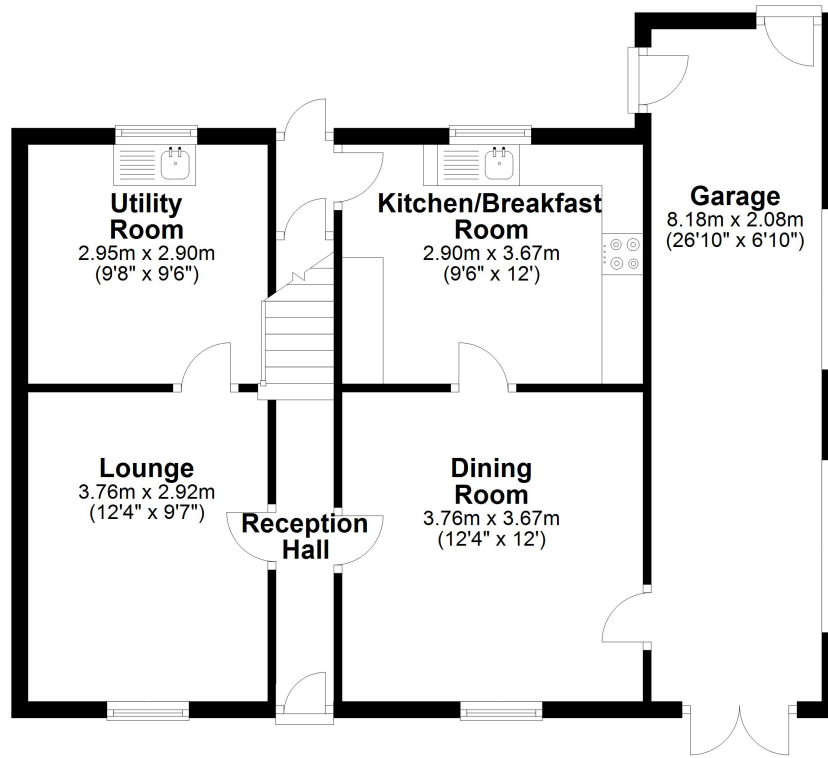
**VIEWING**

Via agent's office:-  
Jim Raw-Rees & Co  
1 Chalybeate Street  
Aberystwyth  
Ceredigion SY23 1HS  
(01970) 617179  
24-hour answer phone

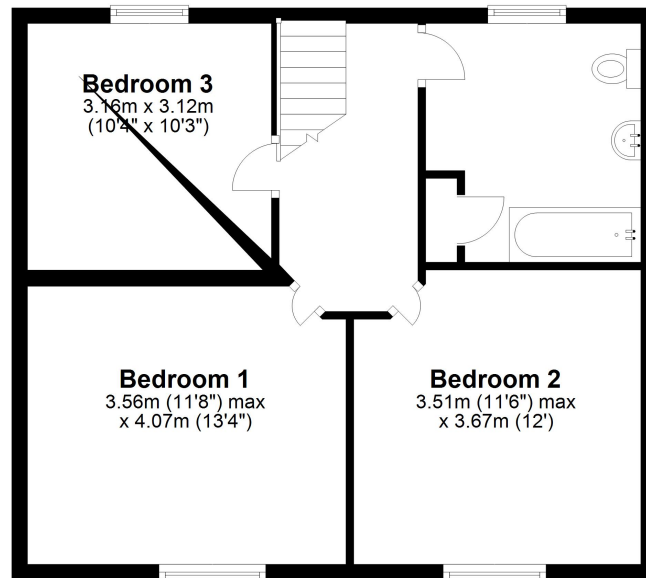
**PRICE:**

**£240,000**

## Ground Floor



## First Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.