



**Glan Y Nant , Ystrad Meurig**  
**Aberystwyth Ceredigion SY25 6AA**  
**Guide price £350,000**



### For Sale By Private Treaty

A superb detached 4/5 bed roomed rural family home with ample vehicle driveway, private rear garden overlooking the countryside with beautiful views.

The property is along the B4340 Aberystwyth to Pontrhydfendigaid road at Ystrad Meurig. Local amenities are available at Pontrhydfendigaid to include primary school, public house and general stores.

Glan Y Nant situated in an area of outstanding natural beauty being within close proximity to the Strata Florida Abbey at the village, near to the market town of Tregaron and also within close proximity to the Cambrian mountains.

The university and market town of Aberystwyth is some 14 miles or so travelling distance on the coast. The town has a good range of both social, leisure and educational facilities to cater for the large local and student populations. There is also a railway terminus at Aberystwyth for ease of access to Machynlleth, Shrewsbury, Birmingham and beyond.

### TENURE

Freehold

### SERVICES

Mains electric & water connected. Oil fired central heating. Private drainage. LPG Gas for kitchen cooker.

### VIEWINGS

Strictly by appointment only made through the sole selling agents Aled Ellis & Co, 16 Terrace Road, Aberystwyth. 01970626160 or sales@aledellis.com

Glan Y Nant 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



With wooden staircase to first floor accommodation (storage under), laminate wood effect flooring, radiator and doors through to

### Office/Bedroom 5

10'10" x 10'10" (3.30m x 3.30m)



With window to fore, radiator and telephone point.

### Living Room

20'0" x 15'0" (6.10m x 4.57m)



A lovely sized lounge with multi fuel burner, laminate flooring, radiator and windows to fore and side. Opening through to



### Snug/Sun Room

9'6 x 9'8 (2.90m x 2.95m)



With feature windows and door opening onto external rear patio, window to side and laminate flooring. Opening through to

### Open Plan Kitchen Dining Room



A very well laid out living, dining into kitchen area.

### Dining Area

13'4 x 9'5 (4.06m x 2.87m)

With radiator, bay window overlooking the rear garden.

### Kitchen

13'4" x 14'3 (4.06m x 4.34m )



Comprising a range of fitted base and eye level units with LPG gas cooking range, extractor fan hood over, appliance spaces and worktop over. Windows to rear and door through to



### Utility Room

14'5 x 6'0 (4.39m x 1.83m)



With appliance spaces, sink and worktop over. Door to downstairs WC and integral garage access

### Downstairs WC



With low level flush wc, wash hand basin and radiator.

### Integral Garage

17'6x 14'10 (5.33mx 4.52m )

With an electric roller shutter door, Worcester oil fired central heating boiler, access to storage loft over.

### First Floor

#### Gallery Landing

With radiator, access to the loft space.

### Bedroom 1 (Master Bedroom)

16'8 x 14'10 (5.08m x 4.52m )



With window to fore boasting lovely views over Cors Caron, separate dressing area, large built-in wardrobe.



### En-Suite



With a double wash hand basin, glazed shower cubicle, radiator, heated towel rail and low level flush w.c.



## Bathroom



A sizeable family bathroom comprising of a panelled bath , wash hand basin, separate shower cubicle, wc, radiator, windows to rear and side.



## Bedroom 2

12' 9" x 9' 7" (3.66m 2.74m x 2.74m 2.13m )



With window to rear & radiator.

## Bedroom 3

10' 8" x 9' 8" (3.05m 2.44m x 2.74m 2.44m )



With window to rear & radiator.

## Bedroom 4

13' 4" x 6' 2" (3.96m 1.22m x 1.83m 0.61m )



With window to fore & radiator.

## Externally



The property is approached via a gated gravelled front driveway with ample vehicle parking and access to garage. A south

facing front patio seating area, raised fruit & vegetable beds with side pedestrian access to rear.



## Garden



A beautiful private rear garden benefiting from a large patio area steps leading up to a lawned garden area and a vegetable garden with rockery.



## Directions

From Aberystwyth take the A487 coastal trunk road south to Southgate, branch left onto the A4120 Devils Bridge road and turn almost immediately right onto the B4340 Pontrhydfendigaid road. Proceed through New Cross, Abermagwr to Ystrad Meurig and Glan Y Nant is one of the flutter of properties on your left hand side.



**Ground Floor**  
Approx. 118.1 sq. metres (1271.2 sq. feet)



**First Floor**  
Approx. 80.3 sq. metres (864.8 sq. feet)



Total area: approx. 198.4 sq. metres (2136.0 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

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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			
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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