



Penpompren , Cwmrheidol
Aberystwyth Ceredigion SY23 3NB
Guide price £249,000



FOR SALE BY PRIVATE TREATY

A well-presented detached 2 bedroomed bungalow with a pony paddock and a small area of woodland situated in the upper reaches of the scenic Cwm Rheidol Valley.

Penpompren is a well presented bungalow which has the benefit of off road parking and has a parcel of land to the rear of the property (see plan). The house is situated near the Rheidol Hydropower plant and enjoys beautiful views of the surrounding scenery.

Cwmrheidol is approximately 10 miles in land from Aberystwyth. Local amenities are available at the village of Capel Bangor to include primary school and public house.

Aberystwyth has a good range of both educational, cultural and leisure facilities. And provides for local and national retailers in addition to major employers such as the Univeristy, Bronglais Hospital and National Library of Wales.

TENURE

Freehold

SERVICES

Mains electricity and water. Private drainage. Electric heating. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

COUNCIL TAX

Band C

VIEWINGS

Strictly by appointment with the joint selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth.

01970 62 61 60 or sales@aledellis.com. And Philip Evans Estates, 22-24 Chalybeate St, Aberystwyth. 01970 625 333 or mail@philipevans.com.

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.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at <https://www.gov.wales/land-transaction-tax-calculator> and/or seek advice from your solicitor or financial adviser.

Penpompren provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens.

Front entrance door to

Reception area

Doors leading to

Bedroom 1

7'5 x 13'7 (2.26m x 4.14m)



With windows to fore and side, night storage heater, storage cupboard.

Living Room

11'4 x 13'4 (max) (3.45m x 4.06m (max))



With windows to sides, night storage heater, exposed wooden beams, multi fuel stove set on a slate hearth.

Kitchen

5'5 x 12'4 (1.65m x 3.76m)



With windows to fore and side, door to rear patio and decking area. Single bowl sink and drainer with mixer tap. Base and eye level units with worktops. Plumbing for washing machine. Electric hob, night storage heater.

Bathroom

7 x 5'9 (2.13m x 1.75m)



Obscured window to rear, Bath with MIRA electric shower unit with shower screen. Heated towel rail, laminated wooden floor, half tiled walls, wash handbasin, WC.



Bedroom 2

10'7 x 10 (3.23m x 3.05m)

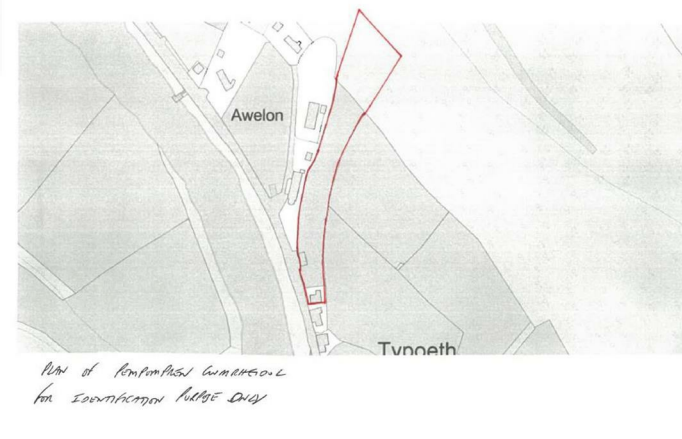


With large window to rear, night storage heater. Airing cupboard with water boiler.

Externally



Off road parking, decking area to side. The extent of the land is highlighted on the attached plan. The land is approximately 1.30 acres, consisting of approximately 0.36 of woodland.



Directions

From Aberystwyth take the A44 trunk road inland for approximately 6 miles. At Capel Bangor turn right on to the Cwmrheidol road and proceed ignoring all turnings, passing the Hydro power station on your left. Penpompren will appear on your left a small distance from the plant.

What 3 Words:- ///camped.reseller.animates



PHILIP EVANS
ESTATES

