



Nantyrnonen , Pisgah
Aberystwyth Ceredigion SY23 4NE
Guide price £585,000



A 29 acre smallholding comprising of 2/3 bedroomed farmhouse in need of refurbishment together with attached part dilapidated traditional outbuildings which are suitable for conversion to further accommodation subject to obtaining the necessary planning consents.

Nantyronen is situated about 180 metres above sea level abutting the A4120 Devils Bridge road on the outskirts of Pysgaw. There are fine views over the Rheidol valley to the fore which prospective purchasers will appreciate during their inspection.

The land is intersected by the A4120 Devils Bridge Road and the road leading down to Aberffraw. The land below the road is mainly sloping native woodland with tracks for accessibility together with a level yard on the Northern Boundary.

Nantyronen is situated some 8 miles or so inland from Aberystwyth. The town having a good range of both national and local retailers to cater for the large local and student populations. Major employers situated in or near the town include the University, National Library of Wales and Bronglais hospital. Nantyronen is also convenient to the afore mentioned Rheidol valley and also the tourist attraction of Devils Bridge a short distance further inland.

TENURE:

Freehold

SERVICES:

Mains electricity and water. Private drainage. Oil fired central heating.

VIEWING:

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

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.

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

SIDE ENTRANCE DOOR TO

LIVING ROOM/ KITCHEN

16'6 x 22'9 (5.03m x 6.93m)



Living area - with a most attractive open fireplace with exposed feature stone wall, stairs to first floor accommodation, tiled floor and 3 windows to fore offering superb views.

Kitchen area – comprising single drainer sink unit with mixer tap, base and eye level units incorporating a Stoves electric double oven and Stoves 4 ring ceramic hob. Work tops over, feature bread oven and plumbing for automatic washing machine. 2 radiators and doors to



INNER HALLWAY

with door to side and door to

SITTING ROOM/ BEDROOM 3

7'9 x 14'6 (2.36m x 4.42m)



with 2 Velux windows and exposed wooden floor.

SHOWER ROOM

comprising shower cubicle with Triton shower, low level flush wc and wash hand basin. Window to rear and radiator.

BOILER ROOM

housing the free standing oil fired central heating boiler and shelving.

FIRST FLOOR ACCOMMODATION

LANDING

with doors to

BEDROOM 1

9'2 x 12'5 (2.79m x 3.78m)

with window to fore with superb views over the Rheidol valley, fitted wardrobe and fitted cupboard. Radiator.

BEDROOM 2

9'4 x 14'2 (2.84m x 4.32m)



with window to fore with superb views over the Rheidol valley, feature cast iron fireplace, exposed beams and radiator.

BATHROOM

8'7 x 5'9 (2.62m x 1.75m)

comprising panelled bath with Triton shower and screen, wc, wash hand basin, fully tiled walls, radiator and pull light switch.

EXTERNALLY



ATTACHED CART HOUSE

25' x 16' (7.62m x 4.88m)



FORMER STABLE

16' x 22' (4.88m x 6.71m)

FORMER COW SHED

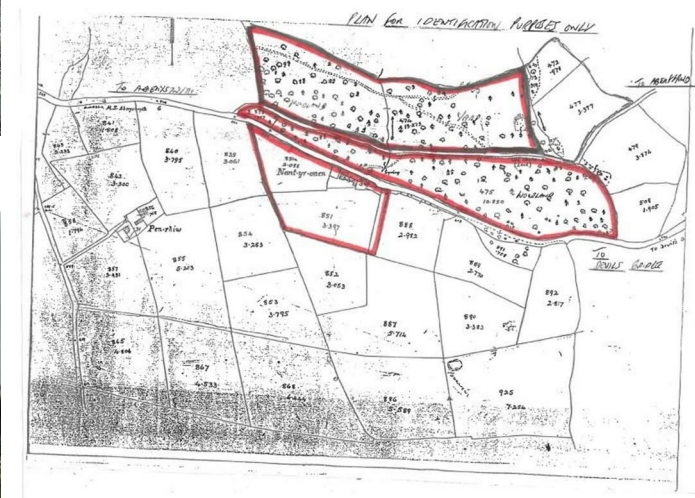
15' x 23' (4.57m x 7.01m)

All three outbuildings above are suitable for conversion subject to obtaining the necessary planning consents.

There is ample vehicular hard standing area.

THE LAND

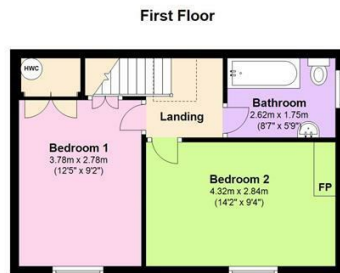
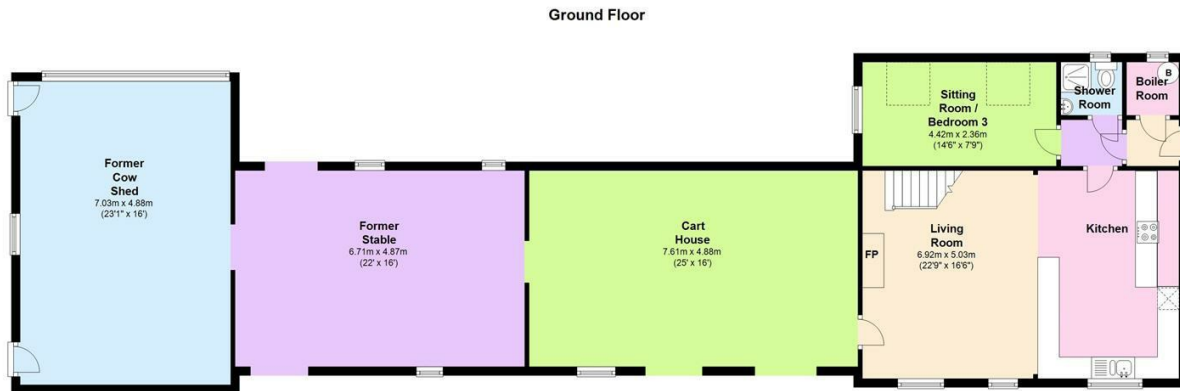
The land which amounts to 29 acres or thereabouts is highlighted on the attached plan for identification purposes.



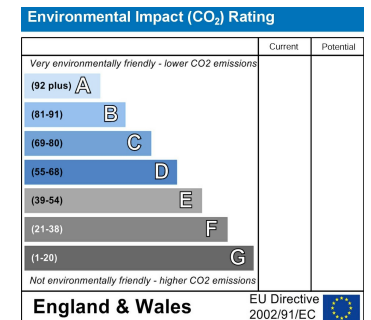
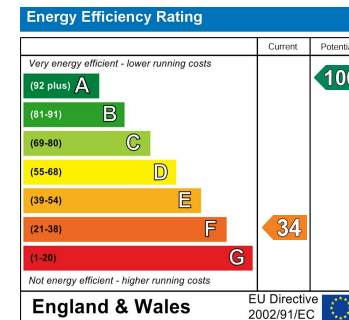
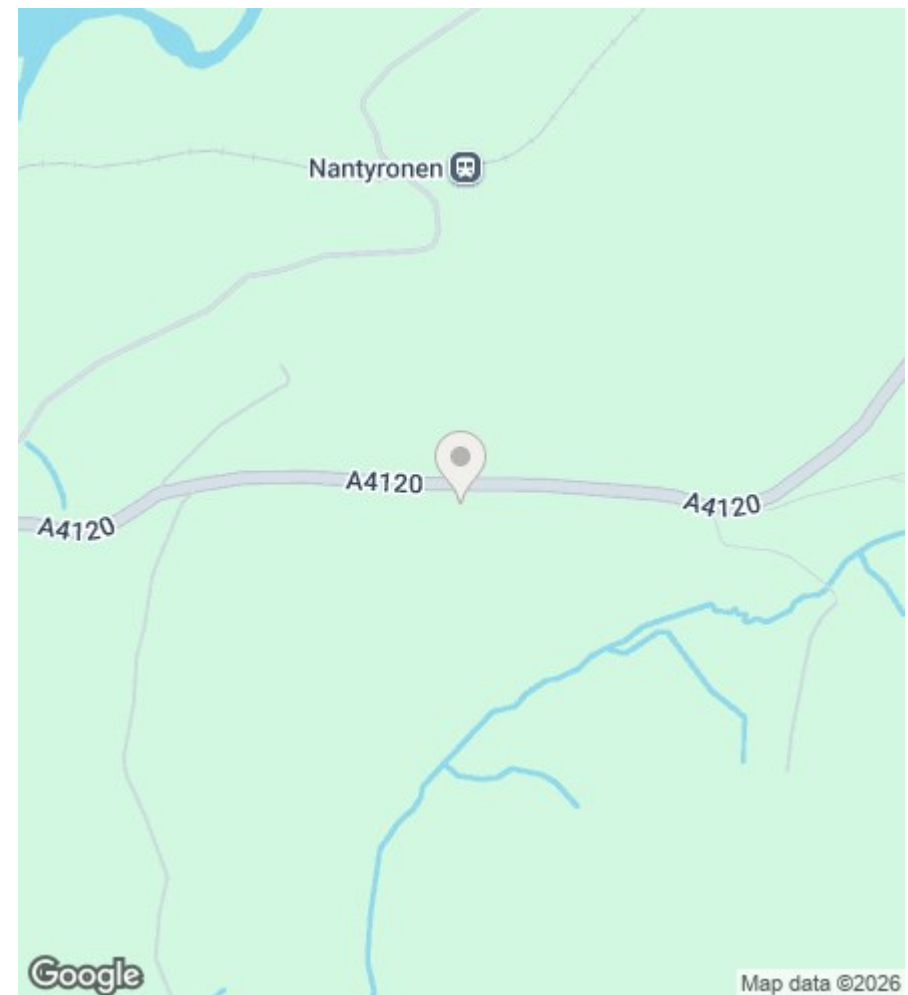
DIRECTIONS

OS Grid Reference SN66493 77747

From Aberystwyth take the A487 coastal trunk road south to Southgate, branch left onto the A4120 Devils Bridge road and proceed through the village of Capel Seion towards Pischah. Nantyrnon is on the right hand side a short distance after the turning to Aberffwrdd which is on your left hand side.



The Floor plans are for guidance only.
Plan produced using PlanUp.
Nantyrnen, Pisgah, Aberystwyth



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