



Felinpontfaen and Felin Iago , Llangwryfon
Aberystwyth Ceredigion SY23 4HA
Guide price £750,000



For Sale by Private Treaty

An historic nineteenth century former Corn Mill retaining original features and providing for 3 bedroomed accommodations together with a 3 bedroomed detached former Millers house known as

FELINPONTFAEN (and FELIN IAGO)
LLANGWYRYFON
ABERYSTWYTH
CEREDIGION
SY23 4HA

We are pleased to offer for sale these 2 traditional properties which enjoy a quiet edge of village location at Llangwryfon. There is ample off-road parking together with a sizable garden as highlighted in the photographs. The River Wyre abuts part of the property.

Llangwryfon is an unspoilt rural village located 9 miles inland from the University and market town of Aberystwyth which has a good range of both local and national retailers. Major employers include the University, National Library of Wales and Bronglais Hospital.

The extent of the accommodation is highlighted on the attached floor plans. The services to both properties are independent. The Mill (Felin Iago) was converted in 2019 and has been successfully utilised as self-catering holiday accommodation.

TENURE

Freehold

SERVICES

Separate mains water, electricity and private drainage. Oil fired central heating to Felinpontfaen and LPG gas central heating to Felin Iago. Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

EPC's

Felinpontfaen - 51E
Felin Iago - 48E

COUNCIL TAX

Band E

VIEWING

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

Felinpontfaen and Felin Iago provide for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

FELINPONTFAEN



GROUND FLOOR

FRONT ENTRANCE DOOR TO



RECEPTION HALLWAY

with cloak cupboard and doors to

DINING ROOM

12' x 17'5 (3.66m x 5.31m)



with windows to fore, rear and side. Two radiators exposed beamed ceiling and telephone point. Door to

REAR HALLWAY



with radiator, quarry tiled floor and door to rear. Stairs to first floor accommodation and access to roof space.

UTILITY ROOM

15'6 x 5'8 (4.72m x 1.73m)

with shelving, quarry tiled floor and single drainer stainless steel sink unit. Velux window and door to living area. Plumbing for automatic washing machine and dishwasher.

BATHROOM

8'7 x 5'6 (2.62m x 1.68m)



comprising WC, bath, wash hand basin and shower cubicle. Quarry tiled floor and fully tiled walls.

LIVING AREA

15' x 15'1 (4.57m x 4.60m)



with two windows to fore. Tiled floor, multi-fuel room heating range on a slate hearth. Open tread staircase to first floor accommodation.

KITCHEN AREA

8'5 x 14'7 max (2.57m x 4.45m max)



comprising single drainer stainless steel sink unit with mixer tap. Base and eye level units, window to fore and side. Tiled floor, appliance space with wooden mantle over.

FIRST FLOOR ACCOMMODATION

LANDING



with access to roof space, storage area and Velux window. Doors to

CLOAKROOM

5'2 x 4'3 (1.57m x 1.30m)

with WC and wash hand basin. Airing cupboard and radiator. Velux window.

BEDROOM 1

8'9 x 8'1 max (2.67m x 2.46m max)



with window to fore and Velux window.

DRESSING ROOM

8'9 x 4' max (2.67m x 1.22m max)



with fitted cupboards, window and Velux window to fore.

BEDROOM 2

11'8 x 9'7 (3.56m x 2.92m)



with window and Velux window to fore. Fitted cupboard and radiator. Exposed A frame beam.

FROM THE REAR HALLWAY

stairs to

BEDROOM 3

11'9 x 11'1 (3.58m x 3.38m)



with windows to fore and side.

EN SUITE BATHROOM

8'9 x 6' (2.67m x 1.83m)



comprising bath, wash hand basin and WC. Radiator and Velux window.

FELIN IAGO



GROUND FLOOR

HALF FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with tiled floor and radiator.

KITCHEN/ DINING ROOM

14'8 x 17'8 max (4.47m x 5.38m max)

with visible original features to include former sack shoot and beams. 1 ½ bowl sink unit with mixer tap. Base and eye level units with 4 ring hob and worktops over. Tiled floor and radiator.



LIVING ROOM

25'7" x 14'6" (7.80m x 4.42m)



A spacious room with Inglenook style fireplace with display areas and wood burner. A framed beam. Exposed wooden floor. Door to fore, windows to fore and rear.

UTILITY ROOM

9'4" x 5'2" max (2.84m x 1.57m max)

with plumbing for automatic washing machine and dishwasher. Door to garden.

SEPARATE WC

with wash hand basin, tiled splashbacks, radiator and extractor fan.

SHOWEROOM

7'5" x 7'9" max (2.26m x 2.36m max)

comprising heated towel rail, tiled floor and splashback. Extractor fan.

BATHROOM

5'8" x 5'8" (1.73m x 1.73m)

comprising bath, tiled floor and splash backs. Heated towel rail and window to rear.

FIRST FLOOR ACCOMMODATION

LANDING

with radiator and doors to

BEDROOM 1

15' x 12'4" (4.57m x 3.76m)



with three Velux windows and window to side. Exposed wooden floor and beams. Two radiators.

CLOAKROOM

5'4" x 4'8" (1.63m x 1.42m)

comprising WC and wash hand basin. Velux window, tiled floor and radiator.

SITTING AREA

7' x 7'5" (2.13m x 2.26m)

with cupboard housing the LPG gas fired central heating boiler. Window to side and radiator.

BEDROOM 2
12'6 x 12'6 (3.81m x 3.81m)



with fitted cupboards and door to rear. Two Velux windows, exposed beams and radiator.

BEDROOM 3
6'5 x 13'2 (1.96m x 4.01m)



with Velux window and window to side. Exposed beams and radiator.

FELIN IAGO FLOORPLAN



EXTERNALLY
Tarmacadamed driveway connecting both properties with central lawned area and raised patio steps to large level rear garden with



WORKSHOP

32' x 12' (9.75m x 3.66m)



What3Words///bumpy.business.cleanest

From Aberystwyth take the A487 coastal trunk road south to Llanfarian before turning left onto the A485 Tregaron Road. After a mile or so turn right at Abermad on to the B4576 Llangwryfon road. At the village of Llangwryfon turn right opposite the school or the village square and proceed down the road for a short distance and the properties will be on your left-hand side.



with nearby greenhouse.

FORMER STABLE

15'7 x 12' (4.75m x 3.66m)



Attached to the Mill with original cobbled floor and loft over.

DOUBLE GARAGE

15' x 16'1 (4.57m x 4.90m)

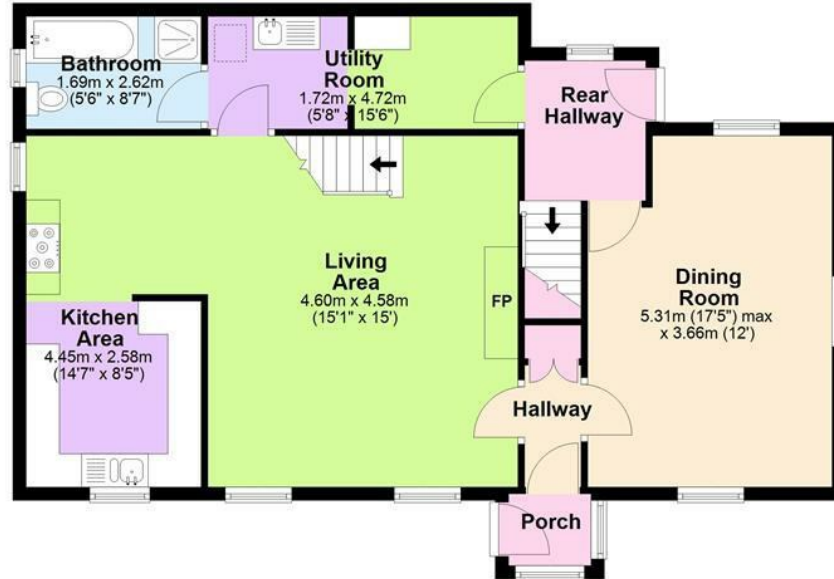
Situated to the other side of the Felin lagoon with nearby low maintenance garden area.

Further garden area and woodland abutting the river Wyre and to the other side of the property abutting the quiet Council road.

DIRECTIONS



Ground Floor



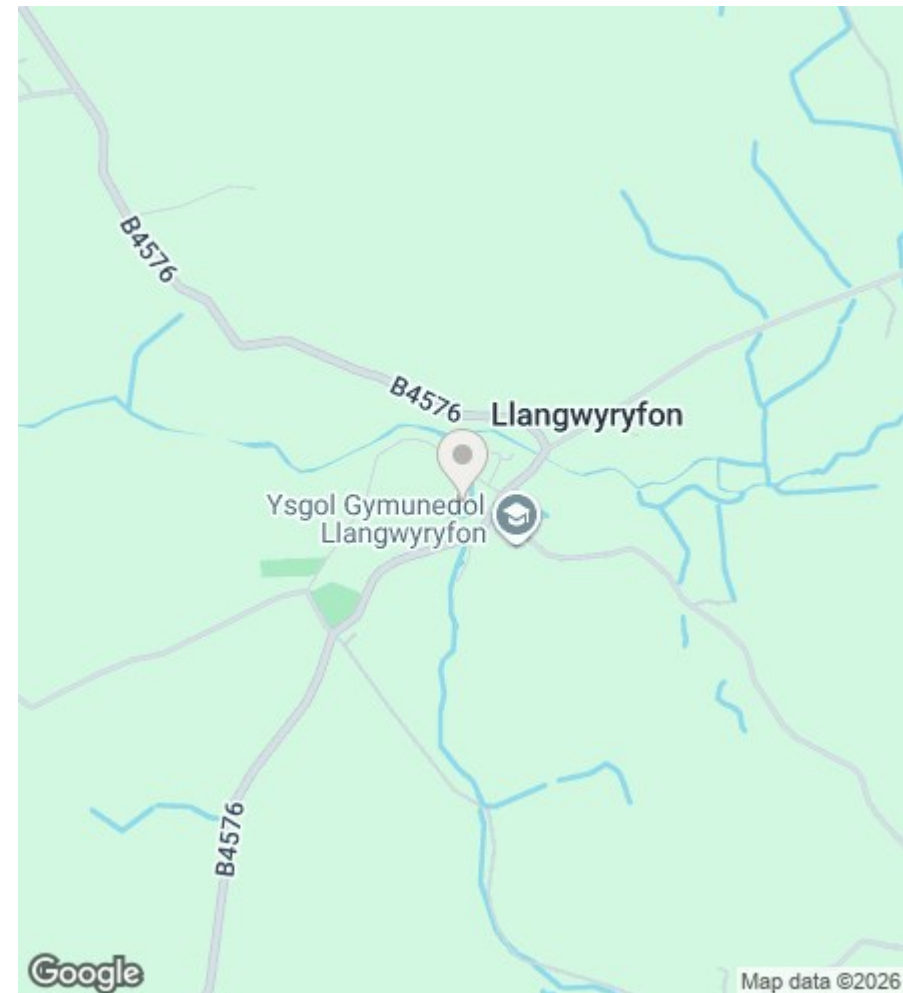
First Floor



Total area: approx. 129.8 sq. metres (1397.5 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Felinpontfaen, Llangwryfon, Aberystwyth



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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