



**5 Gwel Ystwyth, Llanafan**  
**Aberystwyth Ceredigion SY23 4BH**  
**Guide price £270,000**



## For Sale by Private Treaty

A very well presented 3 bedroomed semi-detached house with large garden and garage.

5 Gwel Ystwyth  
Llanafan  
Aberystwyth  
Ceredigion  
SY23 4BH

5 Gwel Ystwyth is an ex-forestry commission house of cavity construction under a cedar tiled roof which has been modernised to provide for 3 bedroomed accommodation as highlighted in the attached floorplan and photographs.

The property is located 9 miles inland from Aberystwyth towards the upper reaches of the scenic Ystwyth Valley. The village of Llanafan is a mile travelling distance and the rural village of Pontrhydfendigaid is 5 miles further inland.

Aberystwyth is the largest town in Ceredigion and is well blessed with a good range of local and National retailers in addition to social, leisure and educational facilities.

5 Gwel Ystwyth is slightly elevated, and this affords splendid views over the surrounding countryside. The property is double glazed and heated by means of oil-fired central heating.

## TENURE

Freehold

## SERVICES

Shared private water supply with the other nearby properties. Private drainage to a joint septic tank.

Approximate cost is £60 per annum per property. Oil fired central heating.

## COUNCIL TAX

Band D

## VIEWING

Strictly by appointment with the joint selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com. Morgan & Davies, 4 Market Street, Aberaeron. 01545 630980.

5 Gwel Ystwyth provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital angle lens.

## GROUND FLOOR

½ glazed entrance door to

## RECEPTION HALLWAY

Stairs to first floor, laminated floor, radiator. Door to

## LIVING ROOM

11'1 x 18' (3.38m x 5.49m )



Feature fireplace with slate hearth, radiator, window to fore and rear with rural views.

## KITCHEN/ DINING ROOM

13'4 x 18'4 (4.06m x 5.59m )

Modern fitted base and eye level unit with fitted electric double oven, concealed dishwasher and 4 ring hob. Single drainer stainless steel sink unit with mixer tap. Stainless steel extractor hood, tiled splashbacks, understairs cupboard. Laminated floor. Windows to fore and rear.



### UTILITY ROOM

12'1 x 14'6 max (3.68m x 4.42m max)



L shaped in nature. Free standing Worcester oil fired central heating boiler. Water purifying system. Base and eye level units. Shelving. Single drainer sink unit with mixer tap. Plumbing for white goods. Window to fore and side.

### FIRST FLOOR ACCOMODATION

#### LANDING

Access to roofspace. Doors to

### BEDROOM 1

8'9 x 7'7 (2.67m x 2.31m)



Window to rear, radiator. Fitted cupboard.

### BEDROOM 2

10' x 12' (3.05m x 3.66m)



Window to fore, radiator. Fitted cupboard.



### INNER HALLWAY

with radiator and door to rear.

Leading to

### DOWNSTAIRS WC

### BEDROOM 3

11'9 x 10'2 (3.58m x 3.10m)



Fitted cupboard and airing cupboard with copper hot water cylinder, radiator, window to fore.

### BATHROOM

7'3 x 5'8 (2.21m x 1.73m)



WC, washbasin set in bathroom furniture. Bath with TRITON shower over and screen. Heated towel rail. Part tiled, obscured window to rear.

### EXTERNALLY

A single terraces garage (2nd from top end) is also included in the sale. The garage is located nearby. Gwel Ystwyth has the benefit of well looked after grounds with large garden to both fore and rear. The gardens are mainly laid to lawn with garden sheds, greenhouse shrubs and fruit trees.

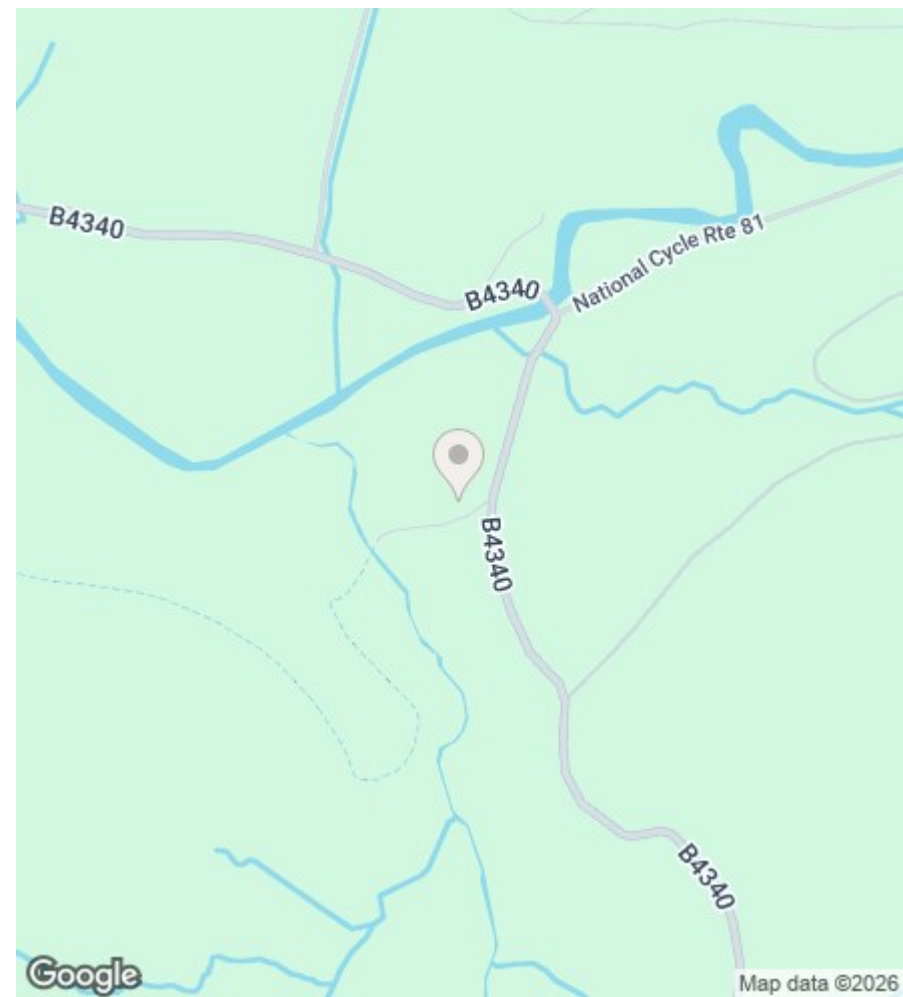


### DIRECTIONS

(What3Words///bullion.cages.visa)

From Aberystwyth take the A487 trunk road South to Penparcau. Fork left on to the A4120 Devils

Bridge Road and immediately right on to the  
B4340 Pontrhydfendigaid Road. Proceed through  
New Cross and Abermagwr for a further few miles.  
Proceed over the bridge towards  
Pontrhydfendigaid before turning right after  
approx. 1/4 of a mile and the property is the first  
property on your right hand side.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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