



**Tygwyn , Chancery**  
**Aberystwyth Ceredigion SY23 4DF**  
**Asking price £199,000**



## For Sale by Private Treaty

A semi detached traditional 2 bedroomed Grade 2 listed cottage with garden and pleasant outlook to the rear known as:

TYGWYN  
CHANCERY  
ABERYSTWYTH  
CEREDIGION  
SY23 4DF

The property is situated adjacent the main A487 trunk road at Chancery. Tygwyn retains original features and is well worthy of inspection. There is a parking space to the side of the trunk road and a restricted side access to the rear garden with patio area, useful shed and summerhouse.

The hamlet of Chancery is situated some 4 miles to the South of Aberystwyth on the A487 trunk road. Local amenities are available at the nearby village of Llanfarian and Blaenplwyf to include primary school and Community shop. Aberystwyth has a good range of both local and national retailers in addition to major employers such as the University, National Library of Wales and Bronglais hospital.

## TENURE

Freehold

## SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating. Please refer to Ofcom for Internet Speed and Mobile Coverage by using the following link;  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## COUNCIL TAX

Band C

## VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

Tygwyn provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

## FRONT ENTRANCE DOOR TO

## RECEPTION HALLWAY

with tiled floor and doors to



## KITCHEN

11'9 x 13'4 (3.58m x 4.06m)



comprising single drainer stainless steel sink unit with mixer tap. Fitted base units with fitted double oven and 4 ring hob. Eye level units. Free standing oil-fired central heating boiler, radiator, ceiling lights and cooker point. Plumbing for automatic washing machine and dishwasher. Door to rear, windows to rear and side.

## LIVING ROOM

19' x 15'1" (5.79m x 4.60m)



A spacious room with attractive stone fireplace with Villager multi fuel stove. Windows to fore and rear. Radiator.

## BEDROOM 1

14'2" x 9'2" (4.32m x 2.79m)

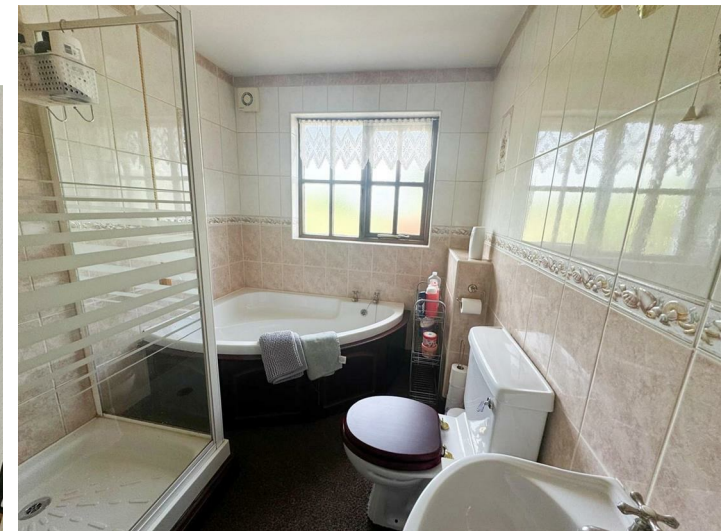


with Gothic windows to fore and radiator. Fitted wardrobes and access to roof space.



## BATHROOM

9' x 6'5" (2.74m x 1.96m)



comprising corner bath, wc and wash hand basin. Shower cubicle with Triton shower, radiator and tiled walls. Airing cupboard.

## BEDROOM 2

10'7" x 7'2" (3.23m x 2.18m)



with window to side and radiator.

## FRONT PORCH

3'2" x 8'5" (0.97m x 2.57m)

with cloak cupboard. Door to fore.



## SHED/ SUMMERHOUSE



## DIRECTIONS

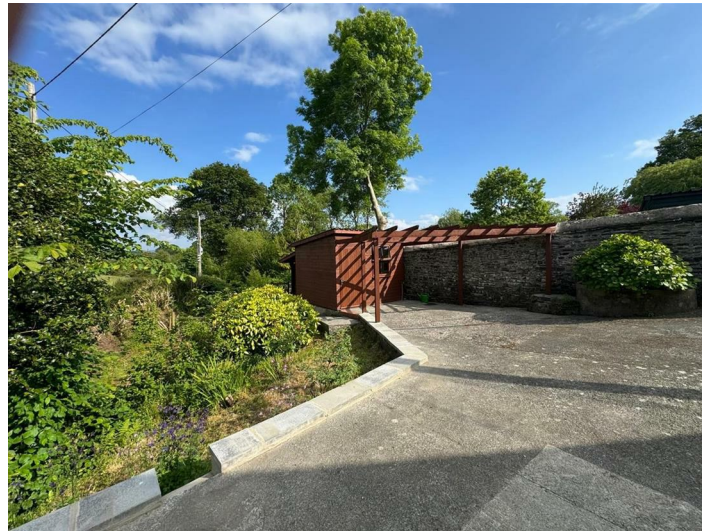
(What3words: tunnel.later.campsite)

From Aberystwyth take the A487 coastal trunk road South through Rhydyfelin and Llanfarian to Chancery. Tygwyn is one of the first properties on the left-hand side.

## 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.

## EXTERNALLY



The property is accessible from the trunk road with restricted vehicular access suitable for small cars only, leading to the rear hardstanding area. The rear features a summerhouse, garden shed, an oil tank, and a patio offering views of the countryside.



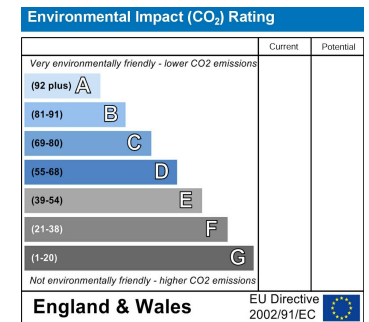
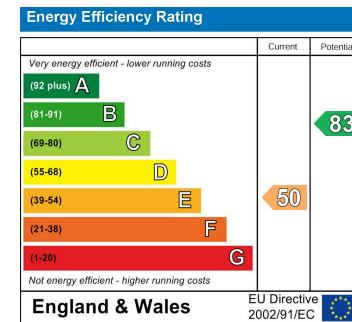


Total area: approx. 79.3 sq. metres (853.4 sq. feet)

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.

**Tygwyn, Chancery, Aberystwyth**



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com