



**Bryn Heulog Cwmbwyno, Goginan
Aberystwyth Ceredigion SY23 3PG**

Guide price £225,000



For Sale by Private Treaty

A wonderfully presented & extended three bedroomed semi detached cottage in a picturesque location with outstanding views over the Melindwr valley.

Just 9 miles from Aberystwyth along the A44 trunk road with local amenities nearby at the villages of Capel Bangor, Goginan and Ponterwyd to include primary school, garage/general store and public houses. Also slightly further inland is the very popular walks at Nant Yr Arian.

The University and coastal resort of Aberystwyth has a good selection of both social, leisure and educational facilities to cater for the large local population.

Tenure

Freehold.

Services

Oil fired central heating. LPG gas cooker. Water mains. Private drainage (cesspit front of property).

Council Tax

Band

Viewing

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60

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.

Front Entrance Door

Into

Reception Hallway

With stairs to first floor accommodation and doors through to

Living Room

14'0" x 14'2" (4.29m x 4.34)



A cosy yet spacious living area with dual aspect windows, radiator, feature log burner (not currently in use was oil previously) on slate hearth.



Dining Room

14'2" x 10'2" (4.34 x 3.1m)



With a log burner (not currently in use), radiator, window to fore, under stairs storage area and opening through to

Kitchen (L Shape)

12'4" x 12'4" (3.76m x 3.78m)



A very well laid out spacious range of kitchen units, appliance spaces, double oven/grill sink with mixer tap, 5 ring LPG gas job, boiler, window to fore and side. Half glazed door to external rear.



First Floor Acoommodation



Half landing with window to rear and velux windows

Bedroom 1

14'4" x 7'10" (4.37m x 2.39)



With window to fore boasting stunning country views, partially sloping ceiling and radiator.

Bathroom



With obscured window to rear, wash hand basin, wc, panelled bath tub separate corner shower cubicle electric shower tiled surrounding walls radiator and laminate flooring.



Bedroom 2
11'8" x 10'5" (3.56 x 3.2)



Another good sized double bedroom with window to fore again superb views, large airing cupboard/wardrobe.

Bedroom 3
12'4" x 12'4" maximum (3.78m x 3.76m maximum)



A large L shaped bedroom with window to fore & side and radiator.

parking directly outside the property for one vehicle and further parking at the top of the driveway (with the current owners). A sizeable sloping garden to the rear of the property and a small outbuilding/shed useful for garden storage.



Externally



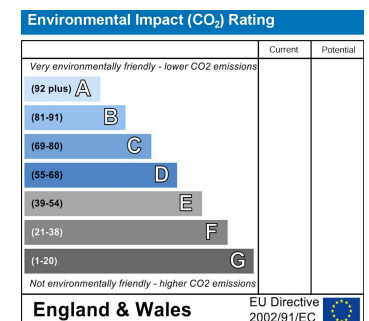
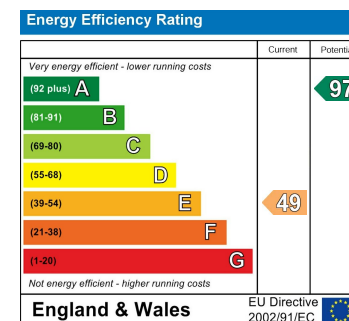
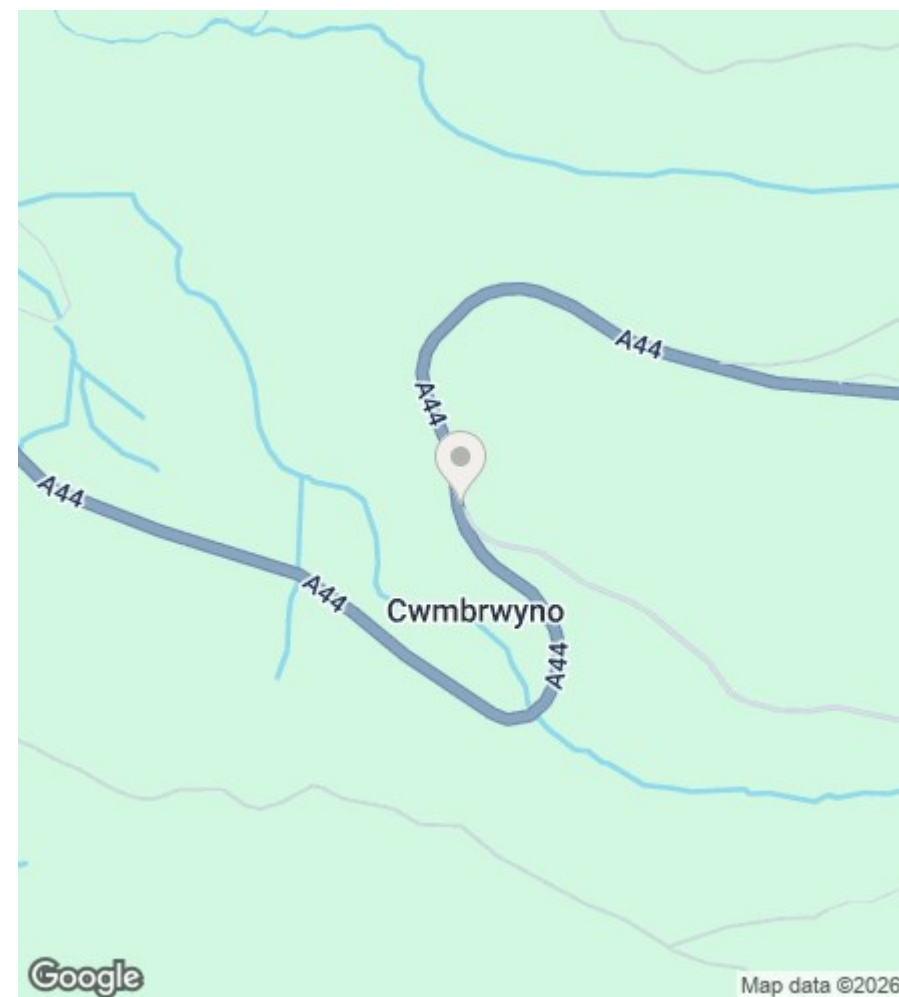
The property is approached down a shared driveway with

Views From Fore



Directions





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