



**Cwmglo Bontgoch,
Aberystwyth Ceredigion SY24 5DR**
Guide price £660,000



For Sale by Private Treaty

A rare opportunity to acquire an outstanding country retreat! A 4 bedroomed detached charming house set in approximately 2.6 acres of ground, converted shed with studios and superb gardens.

Cwmglo is situated on the outskirts of Bontgoch in an area of outstanding natural beauty with fantastic views and scenic walks. Early inspection is highly recommended as seldom do properties like this come to the market in this area.

Local amenities are available at the nearby village of Penrhyncoch to include Primary School, Garage and General Stores. There is a Railway Station at Bow Street of Aberystwyth is but 9 miles travelling distance on the Coast. Aberystwyth is the largest town in the country with a wealth of social, leisure and educational facilities. There is also a local school minibus which collects for secondary school at the end of the road below Cwmglo.

TENURE

Freehold

SERVICES

Main electricity. Private water and drainage. Fibre broadband to the property. Oil fired central heating.

COUNCIL TAX

Band G

VIEWING

Strictly by appointment through the sole selling agent Aled Ellis & Co Ltd. 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

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.

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

TRADITIONAL WOODEN FRONT ENTRANCE DOOR



Into

ENTRANCE HALL



A characterful welcoming space with stairs to first floor accommodation, under stairs storage cupboard, exposed wooden beams and tiled flooring with under floor heating.

KITCHEN

16'8 x 16'6 (5.08m x 5.03m)

A stunning country cottage kitchen with corner wooden base units, integrated dishwasher, appliance space and range master cooker (bottle Gas hob & double electric oven). Pantry cupboard, stainless steel sink with mixer tap and tiled splashbacks, open wooden shelving, freestanding wooden central island, exposed lime pointed feature stone wall, door to sunroom and window to fore. Drop lights and spotlights.



DINING AREA

16'9 x 16'5 (5.11m x 5.00m)



A wonderful hosting area with window to fore, feature fireplace (blocked off) spotlights and opening through to

LIVING ROOM

17'5 x 12'6 (5.31m x 3.81m)

A cosy yet spacious living area with wooden flooring, UPVC wood effect French door and picture window to fore, inglenook fireplace with log burner and other original features as highlighted in the photograph. Exposed wooden beams, under stairs open storage area and door to external side garden.



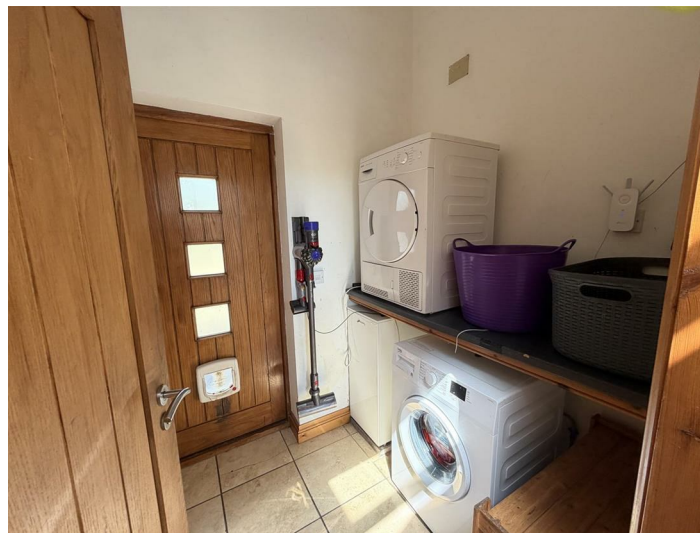
SUNROOM

11'8 x 11'9 (3.56m x 3.58m)



A perfect modern touch to a tradition home with tiled flooring, floor to ceiling corner windows with sea views, door to external side, Velux window, radiator and door to

UTILITY ROOM



with appliance spaces, tiled flooring, a recently fitted Worcester oil boiler, door to external rear and through to

DOWNSTAIRS WC



with WC, wash hand basin with tiled splashback, mirrored vanity unit, heated towel rail and window to rear.

STAIRS TO RIGHT WING FIRST FLOOR ACCOMODATION

LANDING

Door to

MAIN BEDROOM

16'3 x 12'5 max (4.95m x 3.78m max)



A comfortable sized main bedroom with exposed beams, wood effect UPVC window to fore with slate window sill, Velux window and door to

EN SUITE SHOWERROOM

with WC, twin sinks set in vanity unit, Velux window, heated towel rail and corner power shower cubicle.



BEDROOM 2
9'7 x 16'7 (2.92m x 5.05m)



Another good-sized double bedroom with wood window, radiator, storage cupboard and exposed beams.

BEDROOM 3
6'6 x 16'4 (1.98m x 4.98m)



A bedroom or useful office space with radiator, exposed beams, wood Velux window, wood window to fore and slate windowsill.



FROM ENTRANCE HALLWAY
Stairs to first floor accomodation.

LANDING
with loft hatch and radiator. Doors to



Comprising bath with jacuzzi jets, WC, tiled splashbacks, wash hand basin, extractor fan, Velux window and exposed beams.

BEDROOM 4

16'5 x 6'4 max (5.00m x 1.93m max)

A good-sized double bedroom with UPVC window to side, radiator, exposed beams and airing cupboard with pressurised hot water tank.



EXTERNALLY

SHED



A superb conversion with electric and water connected. This space can be utilised to your personal preference, currently as two studios but also prime for holiday let/Airbnb subject to obtaining the necessary consents or a separate multigenerational living area, endless options!

STUDIO/ OFFICE
13'8 x 15'6 (4.17m x 4.72m)



with window to side, electric Velux window and electric heated radiator.

POTTERY ROOM
17'5 x 16'1 (5.31m x 4.90m)

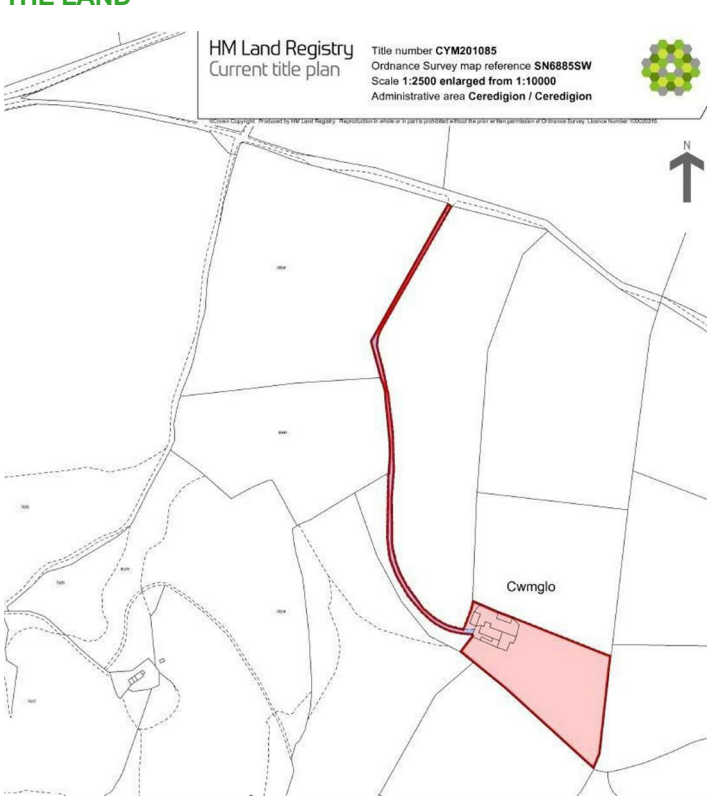


with French doors to fore, window to side, tiled flooring, stainless steel units with sink and electric radiator.

STORAGE ROOM
At the end of the shed there is also a useful storage room which contains a modern private water treatment unit (water pump, acidity regulator, UV treatment and pressurising vessel) which has all been recently serviced.

ACCESS
The property is accessed via a gated privately owned track (by Cwmglo) with right of access for one neighbouring farmer. The gate entrance to the property then follows into the homestead with ample parking/turning spaces.

THE LAND



The paddock is conveniently situated just a short walk through the garden or also accessible for a vehicle/machinery. Together with a chicken run/coop, areas of vegetable patches and well-maintained gardens.

SUMMERHOUSE

A Keops shed summer house, the perfect spot for the morning cuppa or evening meal with stilted decking and seating area. A lovely addition to the garden.



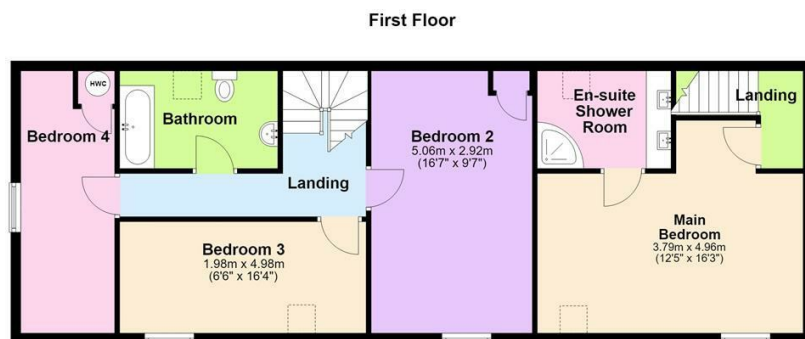
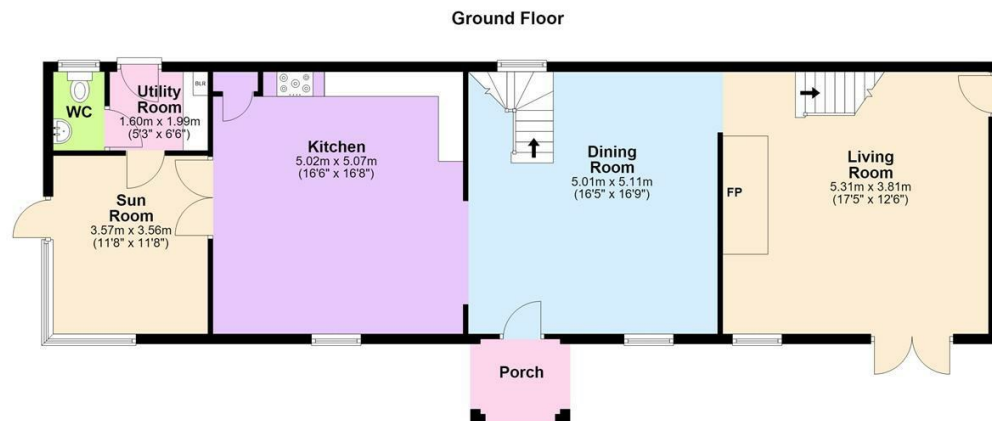
DIRECTIONS

(What3Words///aunts.follow.clashes)

From Aberystwyth take the A487 trunk road North up Penglais Hill for approx. 2 miles. Turn right (signposted Penrhynoch)

and proceed through the village ignoring all turnings towards Bontgoch. Turn right at the T Junction (). Proceed for another few miles before turning/ forking right. Once over the little crossroads, turn right to the property.

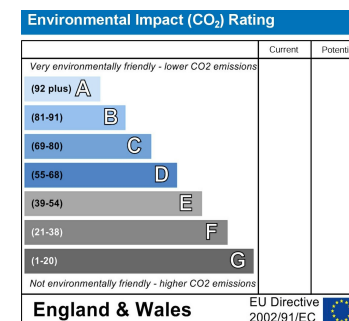
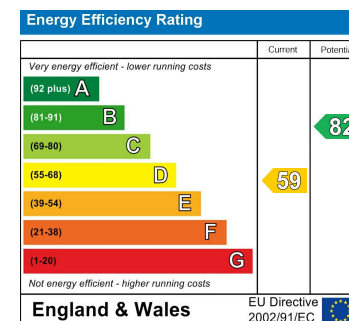
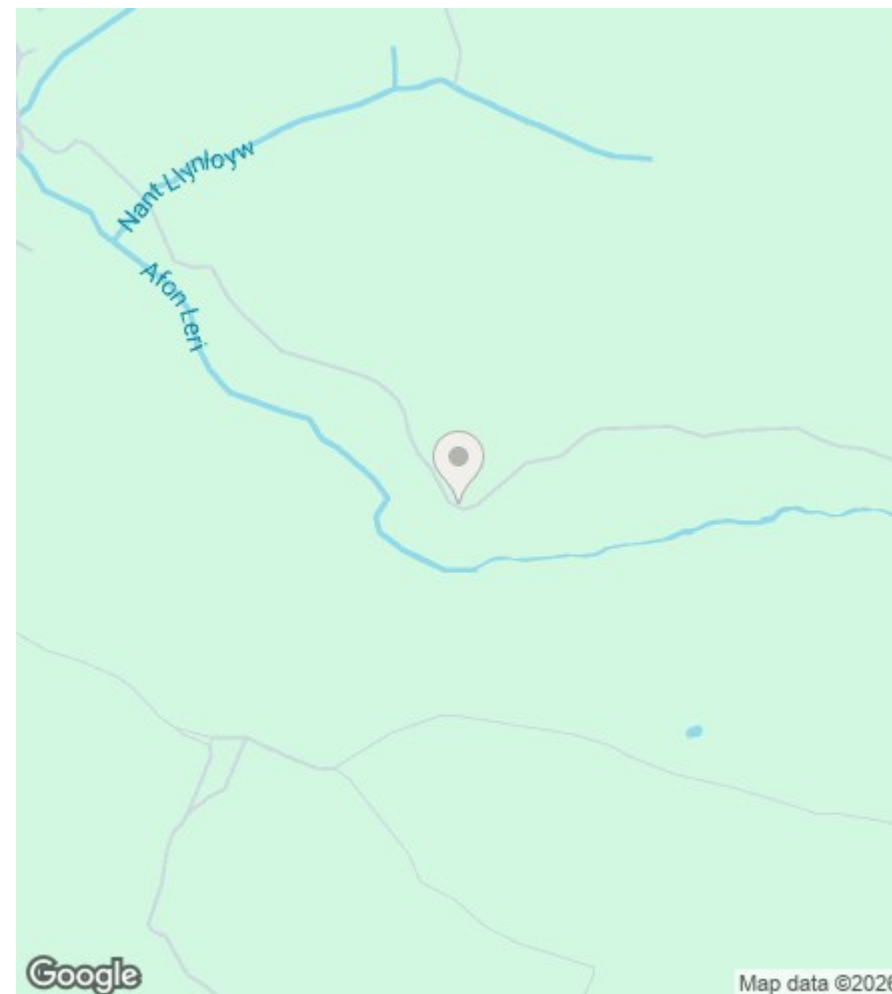




Total area: approx. 186.9 sq. metres (2011.5 sq. feet)

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.

Cwmglo, Bontgoch, ABERYSTWYTH



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