



Awelfryn , Blaenplwyf
Aberystwyth Ceredigion SY23 4QJ
Guide price £625,000



FOR SALE BY PRIVATE TREATY

Enjoying spectacular views over Cardigan Bay a 8.9-acre smallholding with extended 3 Bedroomed bungalow with garage and modern multipurpose outbuilding.

Awelfryn is situated just 5 miles south of Aberystwyth and enjoys an elevated location with uninterrupted sea views. The property is approached just to the south of Blaenplwyf over mostly a council-maintained road. There is a community shop at the village and a wider range of local amenities some 4 miles south at Llanrhystud to include garage, public house and primary school.

The University town of Aberystwyth has a good range of social leisure and educational facilities to cater for the large local and student population. The land is divided into paddocks for ease of management. The outbuilding is currently utilised for equestrian purposes but may be suitable for use as a workshop or for storage purposes. A further detached garage/workshop is also included in the sale.

TENURE

Freehold

SERVICES

Mains water and electricity, private drainage, oil fired central heating. Please refer to Ofcom by using the following link; www.checker.ofcom.gov.uk

COUNCIL TAX

BAND E

VIEWING

Strictly by appointment with the sole selling agents. Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion, SY23 1NP 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.

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

SLIDING DOOR TO

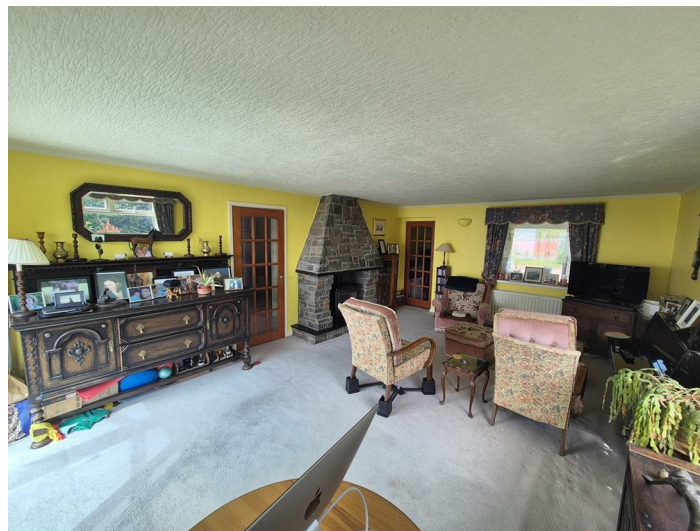
PORCH

9 x 5 (2.74m x 1.52m)

To hallway with radiator and door to

LIVING ROOM

14'4 x 20 (4.37m x 6.10m)



Attractive stone fireplace with raised slate plinth housing the real flame effect Calor gas heating range. Radiator, window to side and sliding doors.

CONSERVATORY

13'3 x 12'3 (4.04m x 3.73m)



Superb views over Cardigan Bay. Patio doors to patio area. Under floor heating.

KITCHEN

12'3 x 22'9n (max) (3.73m x 6.93mn (max))



Comprising of fitted Morris Bro's units incorporating a BOSCH electric cooker, BOSCH microwave and BOSCH 4 ring hob together with a BOSCH stainless steel extractor fan over. Double bowl single drainer sink unit with mixer tap. Exposed (engineered) wooden floor, window to side. Appliance spaces, radiator, ceiling lights.



UTILITY ROOM

9'4 x 12'9 (max) (2.84m x 3.89m (max))



L shaped in nature, 1½ Bowl single drainer sink unit with mixer tap, radiator. Plumbing for automatic washing machine, WORCESTER free standing oil combi boiler.

WETROOM

6'8 x 4'9 (2.03m x 1.45m)



Comprising of a shower, bidet, WC, heated towel rail. Full splashbacks.

INNER HALLWAY

Radiator, access to roof space, door to.

BEDROOM 1

10'2 x 14'2 (3.10m x 4.32m)



With superb sea views over Cardigan Bay, fitted Hammond wardrobes, radiator, wall lights.

BEDROOM 3

8'2 x 9 (2.49m x 2.74m)



Currently utilised as an office. Shelving, radiator and window to rear.

BEDROOM 2

8'9 x 16 (2.67m x 4.88m)



Patio doors to patio area. Fitted Hammond wardrobes, radiator.

SHOWER ROOM

5'4 x 7'2 (max inclusive of shower cubicle) (1.63m x 2.18m (max inclusive of shower cubicle))



Comprising of WC, Wash handbasin set in bathroom furniture and shower. Fully tiled, ceiling lights and radiator.

EXTERNALLY

Large pond, side lawned garden, railed patio and front garden.



MODERN OUTBUILDING

32 x 25 (approximately) (9.75m x 7.62m (approximately))



Comprising of 2 part divided stables, water and electricity connected.



LAND

Approximately 8.9 acres currently divided into 9 paddocks highlighted in drone photographs.
Water to majority of the paddocks.
Equestrian electric fencing.

VIEW FROM HIGHEST Paddock NOT HOMESTEAD



GARAGE / WORKSHOP

20'8 x 17'9 (6.30m x 5.41m)

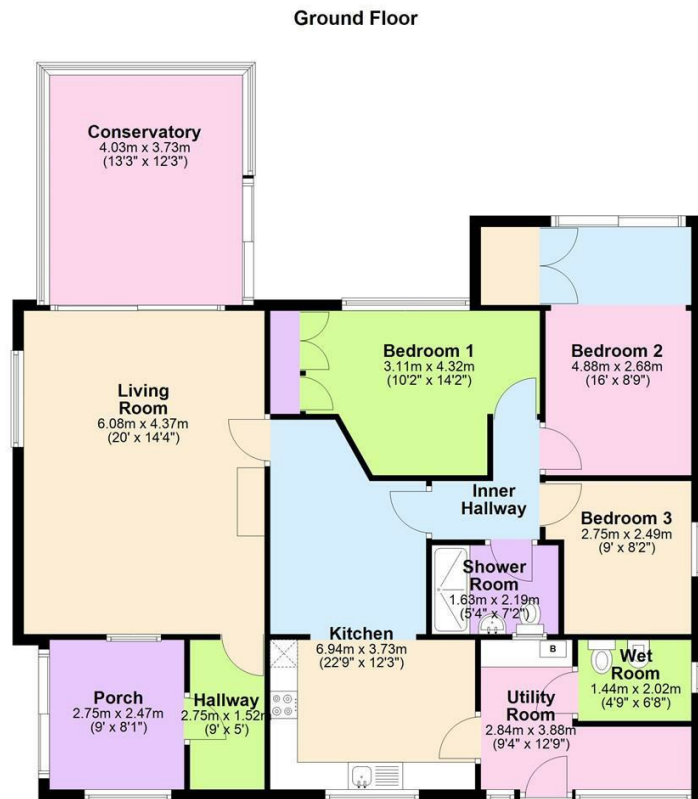


Comprising of Up and over door, inspection pit, part mezzanine floor.

DIRECTIONS

What3Words //ashes.requires.dummy
From Aberystwyth proceed south out of town on the A487 coastal trunk road, continue through the villages of Rhydyfelin, Llanfarian to Blaenplwyf. On the southern edge of the village take the 1st major turning right (signposted Morfa Bychan Caravan Park), take the fork baring left (approx. 50 meters) and continue on this road passing the farm and 2 other properties and the property will be on the right hand side.

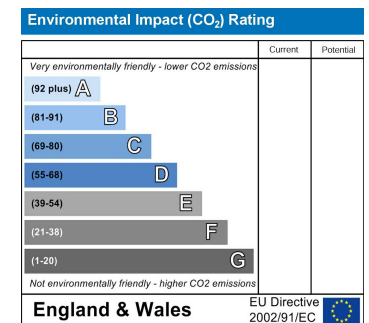
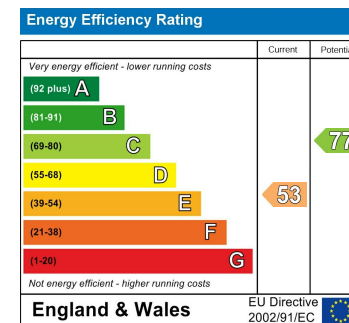
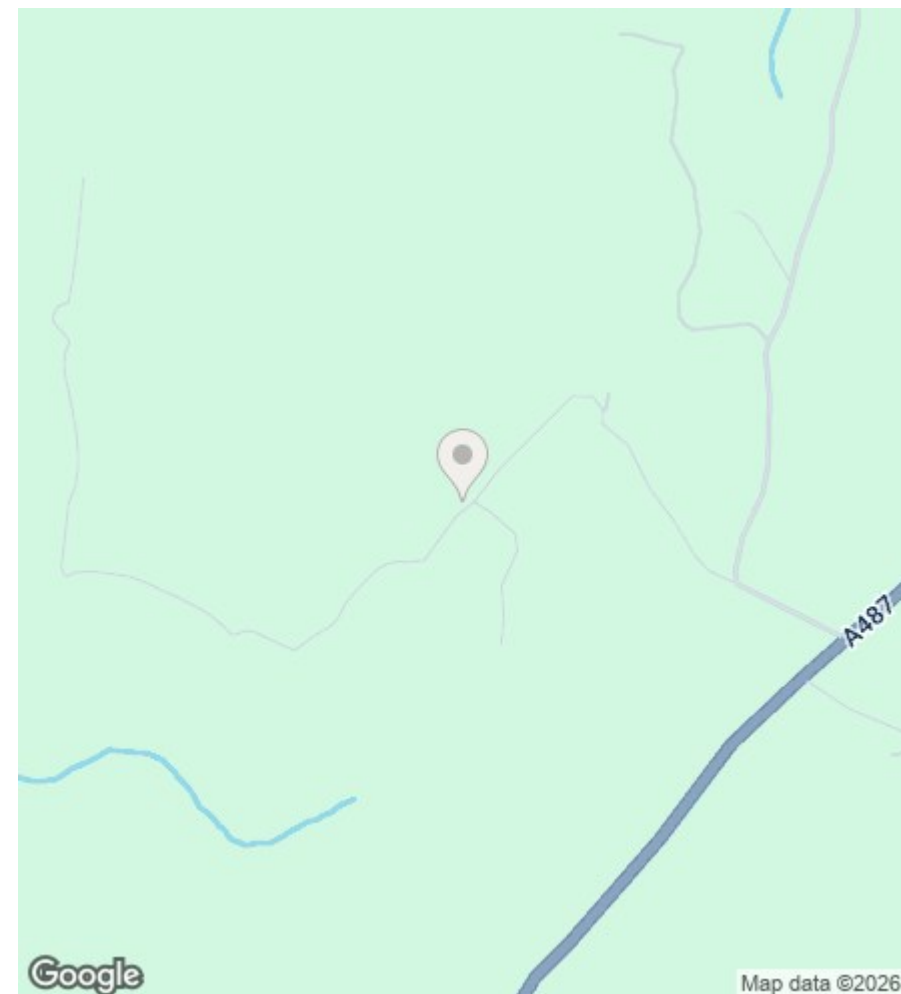




Total area: approx. 126.6 sq. metres (1363.0 sq. feet)

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.

Awelfryn, Blaenplwyf, ABERYSTWYTH



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