

Pantyfedwen , Llanafan
Aberystwyth Ceredigion SY23 4BA
Guide price £325,000

ALED ELLIS

For Sale by Private Treaty

A well-looked after semi-detached traditional 3 Bedroomed house with off-road parking and large rear terraced garden.

Pantyfedwen
Llanafan
Aberystwyth
SY23 4BA

Pantyfedwen is a delightful well-presented property located in the heart of the village. The accommodation which has been extended is best described as multi-purpose with possible annexe as highlighted on the attached floor plans. Externally (see drone photography) there is off-road parking to the fore with a large steep but terraced garden to the rear with access on the rear service lane.

The village of Llanafan is located towards the upper reaches of the Ystwyth Valley some 10 miles inland from Aberystwyth. The town is the largest in Ceredigion with a good selection of both local and National retailers in addition to educational and leisure facilities.

Local amenities include a primary school, general stores and public house are available at the nearby village of Llanilar which is but 4 miles travelling distance.

TENURE
Freehold

COUNCIL TAX
Band D

SERVICES
Mains electricity, water and drainage. Triple and double glazing. Oil fired central heating. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

VIEWING
Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 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.

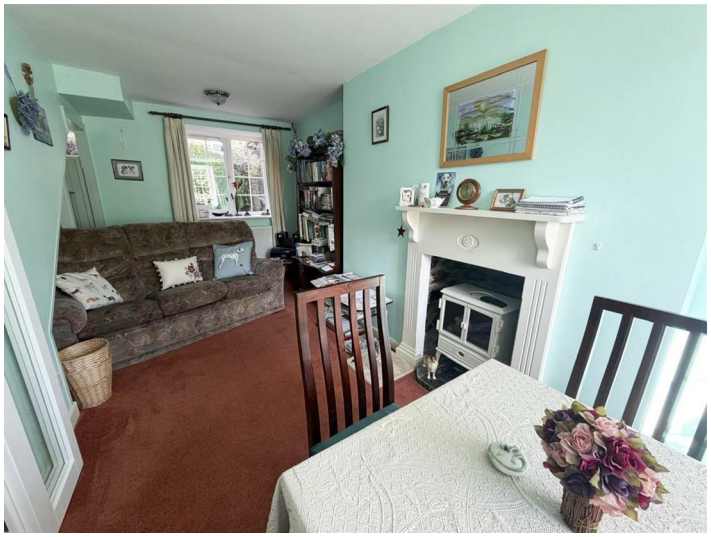
Pantyfedwen provides for the following accommodation. There appears to be ample power points. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR
Front entrance door to

PORCH
½ glazed entrance door to

RECEPTION HALLWAY
Stairs to first floor accommodation, radiator. Doors to

DINING/ SITTING ROOM
7'1 x 18' (2.16m x 5.49m)



Feature fireplace with wooden mantle and surround. Windows to fore and rear. Radiators.

LIVING ROOM
11'9 x 18'1 (3.58m x 5.51m)



Fireplace with real flame effect gas fire. Feature exposed beams, radiator. Door to

MODERN KITCHEN
7'9 x 18'8 max (2.36m x 5.69m max)



1 ½ bowl single drainer stainless steel sink. Range of base and eye level units with concealed dishwasher and appliance spaces. Worktops over and tiled splashbacks. Larder unit. Concealed free standing oil-fired Worcester central heating boiler. Extractor hood. Vinyl wooden effect floor. Radiator.

SUN LOUNGE
10'8 x 6'8 (3.25m x 2.03m)



Door and large picture window to fore. Radiator. Door to

UTILITY ROOM
8'1 x 6'8 (2.46m x 2.03m)

Spiral staircase to first floor. Base and eye level units. Door to rear. Plumbing for automatic washing machines and dryer. Electric consumer unit. Radiator. Door to

DOWNSTAIRS WC/ WET ROOM

WC and wash handbasin set in bathroom furniture. Shower. Radiator and tiled floor.

FIRST FLOOR ACCOMODATION

LANDING



Access to roofspace, wardrobe cupboards. Door to

BATHROOM
5'7 x 5'9 (1.70m x 1.75m)



Wash handbasin set in bathroom furniture, WC, bath with mixer tap and shower over. Heat/Light unit, radiator, obscured window to rear.

BEDROOM 3
9'5 x 9'6 (2.87m x 2.90m)



Fitted wardrobes and airing cupboard. Radiator. Window to fore.

OFFICE
6'1 x 6'7 (1.85m x 2.01m)



Window to fore, shelving.

SHOWER ROOM
5'1 x 6'6 (1.55m x 1.98m)



Wash basin and WC set in bathroom furniture, fully tiled. Velux window. Radiator.

BEDROOM 2
12'6 x 8'5 (3.81m x 2.57m)



Window to fore, radiator.

BEDROOM 1
12'7 x 8'9 (3.84m x 2.67m)



Windows to fore and side, radiator. Door to

UPSTAIRS SITTING ROOM/ ALTERNATIVE BEDROOM 4
11'2 x 18'5 (3.40m x 5.61m)



Alternatively a bedroom. Spiral staircase from utility room. Fitted wardrobes, window to fore. Double doors to

CONSERVATORY
11'2 x 12'2 (3.40m x 3.71m)



Double doors to rear garden, tiled floor.

EXTERNALLY
Gated front access to vehicular hardstanding. There is also parking (not owned) on the other side of the road. Front patio with oil tank. Side pedestrian path to the large rear terraced garden with garden shed. The garden (see drone photography) is well stocked with shrubs and flower borders with several patio access to take advantage of fine views over the village and beyond. There is also a rear pedestrian access to the service lane.







DIRECTIONS

(What3Words///computer.intrigues.revamped)

From Aberystwyth proceed South to Southgate before taking the fork left on to the A4120 Devils Bridge road. Turn immediately right on to the B4340 Pontrhydfendigaid road and proceed through New Cross and Abermagwr for a further mile before turning left to Llanafan (signposted). The property is on your left-hand side a short distance after the WI hall also on your left.

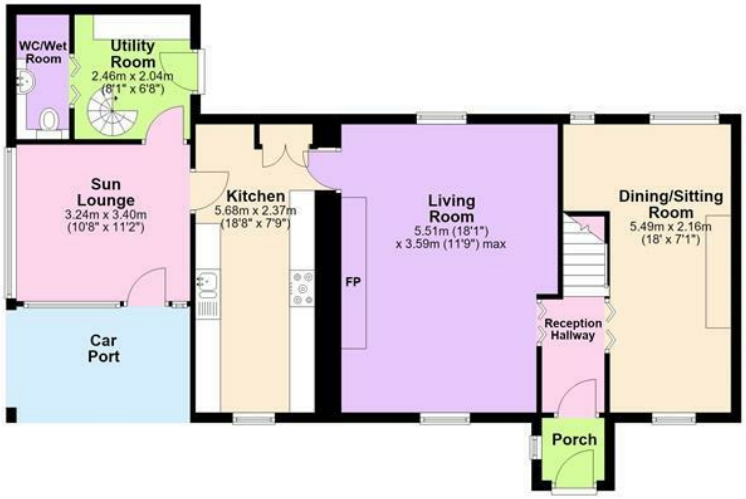








Ground Floor



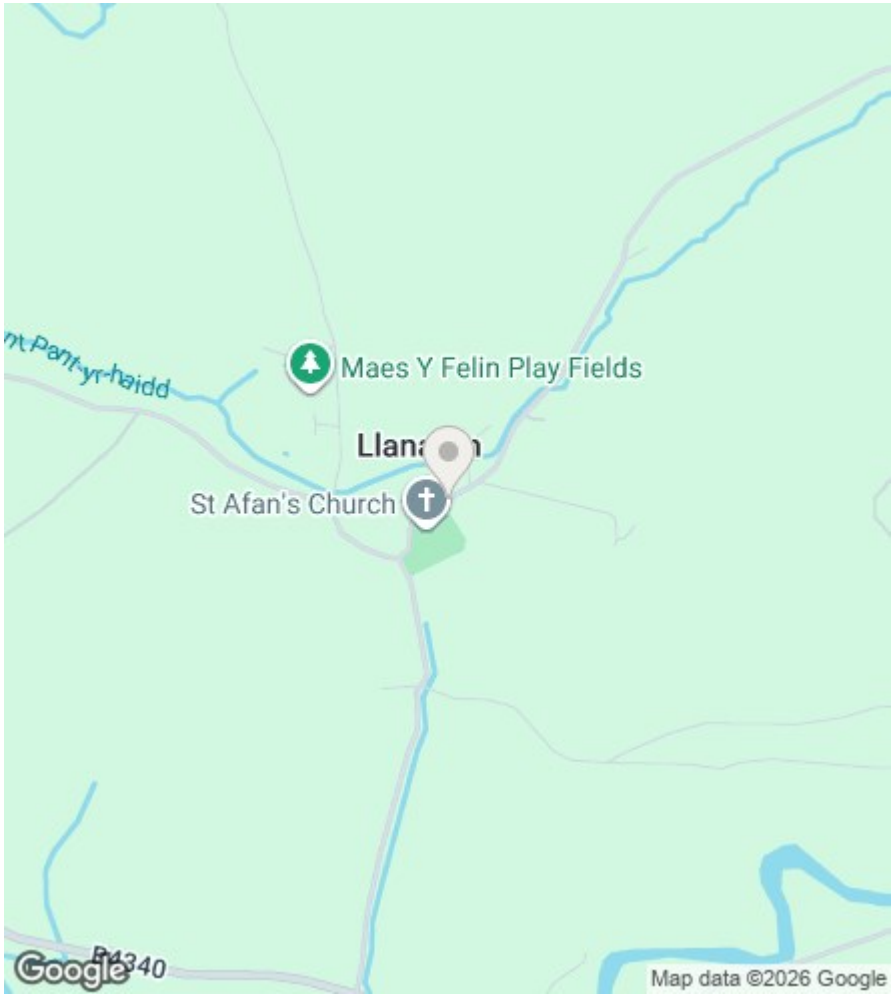
First Floor

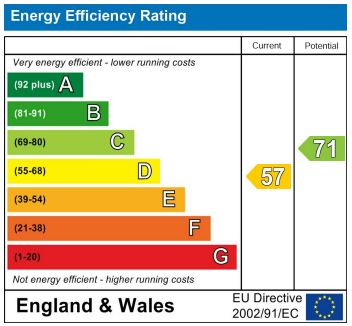


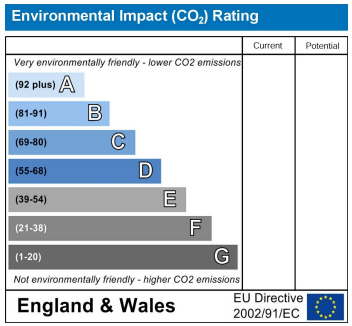
Total area: approx. 175.1 sq. metres (1885.0 sq. feet)

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.

Pantyfedwen, Llanafan, Aberystwyth







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