

**Pantygarreghir , Cwmsymlog**
**Aberystwyth Ceredigion SY23 3HA**
**Guide price £265,000**

ALED ELLIS

## For Sale By Private Treaty
(or By Auction at a later date)

Enjoying an elevated location with far reaching views over the village and beyond, a 21 acre rural smallholding with detached traditional farmhouse in need of total modernisation.

PANTYGARREGHIR,
CWMSYMLOG
ABERYSTWYTH
CEREDIGION
SY23 3HA

Pantygarreghir is situated about 330 metres above sea level in a quiet rural location overlooking the former mining village of Cwmsymlog within close proximity to Pendam, Blaenmelindwr and Rhosgoch Lakes. Pantygarreghir abuts a track which leads to the scenic Penrhyncoch to Ponterwyd road.

The village of Penrhyncoch is 4 miles travelling distance and provides for local amenities of garage/ general stores and primary school. The university and market town of Aberystwyth is some 9 miles travelling distance on the coast, the town being the largest in North Ceredigion with both local and national retailers as well as secondary schools.

Pantygarreghir extents to 21.51 acres the majority of which is unimproved mountain grazing, apart from one enclosure to the west of the farmhouse. The farmhouse is in a poor state of repair and requires total renovation.

## PLEASE NOTE
The smallholding is approached over a rough track (4WD vehicles only) from Cwmsymlog – see drone photograph and OS Map.

## TENURE
Freehold – registered Title – Title number CYM276852.

## SERVICES
Mains electricity. Private drainage and water supply.
Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

## 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.

## COUNCIL TAX
Band C

## VIEWING
Strictly by appointment only. By 4WD vehicles only.
Block viewings will be arranged for cash buyers or those parties which are in a position to proceed having confirmed agreed sale on their property.

Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

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

The property is approached over a rough track from the village leading to the homestead.

## THE FARMHOUSE



The accommodation briefly comprises of

## GROUND FLOOR

## FRONT ENTRANCE DOOR TO

## LIVING/ DINING ROOM
21' x 15'1 (6.40m x 4.60m )



comprising an old fireplace with recess cupboard to side, further old fireplace on the gable end. Windows to fore, part exposed beams and stairs to first floor accommodation.



**KITCHEN AREA**
6'2 x 13'6 (1.88m x 4.11m )



with an old bread oven, window and door to rear. Door to

**UTILITY ROOM**
7' x 6'1 (2.13m x 1.85m )



with Belfast sink

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## FIRST FLOOR ACCOMMODATION

### LANDING
with doors to

### BATHROOM
7'2 x 15'5 (2.18m x 4.70m )



with old fittings

### BEDROOM 1
7'5 x 5'5 (2.26m x 1.65m )



### BEDROOM 2
15' x 8'8 (4.57m x 1.65m )



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## EXTERNALLY

### ATTACHED MORE MODERN OUTBUILDING
12'6 x 11'3 (3.81m x 3.43m)

### THE LAND
The land is highlighted in red on the Land Registry and Pro Map plans for identification purposes and amounts to approximately 21 acres or thereabouts

The immediate grounds are enclosed with the majority of the land situated to the East of the homestead. This land is mostly un-improved land/ sheep walks. There is one field of pasture to the West of the track.











## BUYERS PLEASE NOTE



Located at Pantygarreg Hir is 'The Carreg Hir' standing stone registered with Cadw (Ref CD230) the stone has now fallen over and is located within close proximity to the homestead. More information is available from the office on request.

## PROMAP

**PANTYGARREGHIR, CWMSYMLOG**



## DIRECTIONS

(OS Grid Ref: SN70835w)
(What3words : inflates.tablets.router)

From Aberystwyth proceed North up Penglais Hill (A487) for 2 miles before turning right to Penrhyncoch (signposted). At the village take the last major turning right and proceed up through the village passing the memorial hall for ½ a mile, turn right to Penbontrhydybeddau. At Penbontrhydybeddau turn left (signposted) and proceed to Cwmsymlog, proceed through the village passing the tower on the rough track (4WD vehicles only) before turning right to Pantygarreghir.

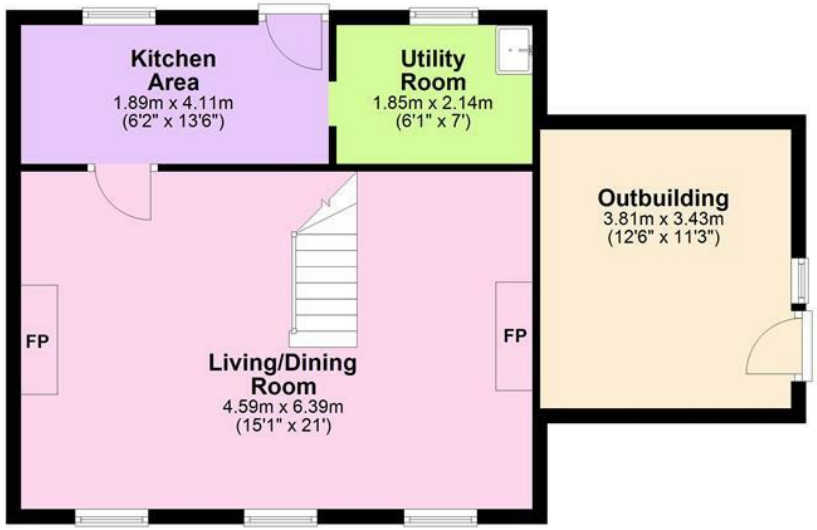








## Ground Floor



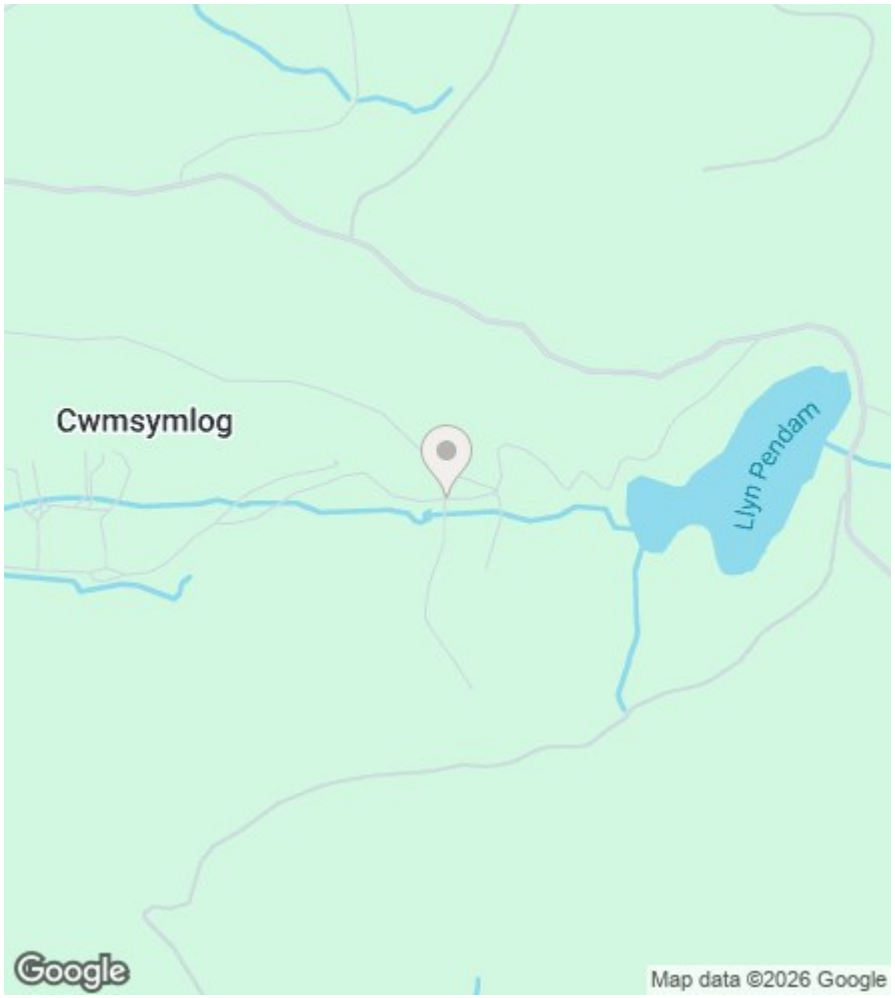

## First Floor

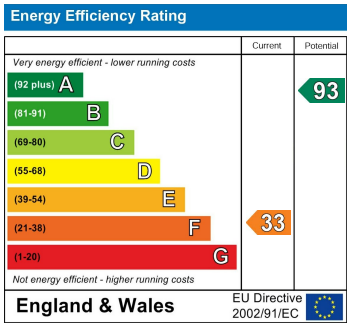


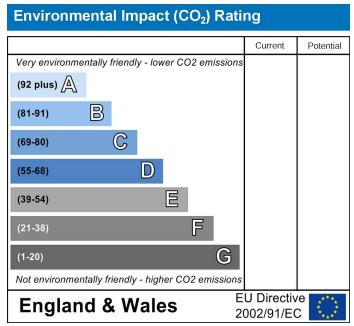

Total area: approx. 92.6 sq. metres (996.8 sq. feet)

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.

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