



**Llwynmalus Tynygraig, Ystrad Meurig  
Aberystwyth Ceredigion SY25 6AJ**

**By auction £675,000**



## For Sale By Private Treaty

A desirable 71 acre farm comprising of a traditional farmhouse in need of modernisation, attached annexe (not completed) and traditional outbuildings.

LLWYNMALUS  
TYNGRAIG  
YSTRAD MEURIG  
CEREDIGION  
SY25 6AJ

**GUIDE PRICE - £675,000**

## FOR SALE BY PUBLIC AUCTION

ON Tuesday 11th August 2026 @ 2pm

At the Llety Parc Hotel, Parc y Llyn, Llanbadarn Fawr, Aberystwyth, SY23 3TL

## SOLE AGENTS

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

## GENERAL REMARKS & STIPULATIONS

### INTRODUCTION

These sale particulars do not form part of the contract and in the event of an inconsistency between the sale particulars and the contract the latter shall prevail.

### METHOD OF SALE

The farm is offered for sale by Public Auction on Tuesday 11th August 2026 at Llety Parc Hotel, Aberystwyth, SY23 3TL

The auction will commence at 2pm prompt.

Before attending the auction, it is strongly advised that buyers seek legal advice on the fall of the hammer the buyer has entered into a legally bonding contract and a 10% deposit is payable.

## DIRECTIONS

(OS Grid Ref: SN69457 68034)  
WHAT3WORDS – petition.extremes.purchaser

From Aberystwyth take the A487 trunk road South to Southgate. Take the fork left onto Devils Bridge Road A4120 (signposted) and turn immediately right onto the B4340 Ponrhydfendigaid road. Proceed through New Cross and Abermagwr to Tyngraig, turning right just after the Chapel (on your left-hand side) After a mile or so continue across the Crossroads towards Swyddffynnon (signposted Swyddffynnon). The gated access to the farm is on your left-hand side after about ½ a mile.

## SITUATION

The homestead enjoys a sheltered North facing rural location equidistant from the villages of Tyngraig, Ystrad Meurig and Swyddffynnon. There are more local amenities nearby at the village of Ponrhydfendigaid to include Primary school, shop and Public House.

The university and market town of Aberystwyth is some 12 miles or so travelling distance on the coast and Tregaron is some 6 miles further inland. Both the aforementioned towns have a good range of facilities to include Secondary schools.

## TO VIEW

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

## TENURE

Freehold

## POSSESSION

Completion is available 28 days from the date of auction or earlier by arrangement through the solicitors.

## OS PLAN

Registered title – Title Number CYM660243 and PROMAP are attached.

## SOLICITORS

The solicitors acting in this matter are Morris & Bates, PO Box 1, Alexandra Rd, Aberystwyth. 01970 625566 or email – cwbates@morrisbates.co.uk. Ref – CWB/28369-3

## SERVICES

Mains electricity. Private water (not tested). Private drainage. Prospective purchasers must make their own enquiries to ascertain how suitable the private services are. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## RIGHT OF WAY

Please refer to the contract of sale. From the OS Map there is a public footpath which runs in a West to East direction down the farm track and through the homestead.

## RIGHTS, EASEMENTS ETC

Please refer to the contract of sale.

## PARTICULARS OF SALE



## THE FARM IS SOLD AS SEEN

## THE FARMHOUSE



Total modernisation is required. The existing accommodation is as follows. All room dimensions are approximate. All images have been taken with a digital camera.

## GROUND FLOOR

### FRONT ENTRANCE DOOR TO

### RECEPTION HALLWAY

with stairs to first floor accommodation, quarry tiled floor and doors to

## LIVING ROOM

14' x 16' (4.27m x 4.88m)



with Inglenook fireplace, understairs cupboard, quarry tiled floor. Window to fore. Door to

## UTILITY ROOM

5'7 x 12'1 (1.70m x 3.68m )

with window to rear and door to

## BASIC KITCHEN

18'8 x 6'1 (5.69m x 1.85m)



comprising a sink unit, windows to rear and side. Tiled floor.

## SITTING ROOM

16'1 x 7'3 (4.90m x 2.21m)



with heating range (not tested), quarry tiled floor, feature exposed beams and window to fore.

## FIRST FLOOR ACCOMMODATION

### LANDING

### REAR WING

with doors to

### BATHROOM

8'6 x 6'5 (2.59m x 1.96m )



comprising old fittings, lean to with Velux window.

### REAR HALLWAY

### BEDROOM 1/ OFFICE

6'3 x 13' (1.91m x 3.96m )

with cupboard and window to rear.

### MAIN LANDING

with access to roof space and doors to

### BEDROOM 2

14'9 x 16'4 max (4.50m x 4.98m max)



with exposed beams and window to fore

### BEDROOM 3

7'9 x 6'6 (2.36m x 1.98m)



with window to fore.

### BEDROOM 4

13'5 x 7'3 max (4.09m x 2.21m max )



with airing cupboard, cupboards and window to fore.

### ATTACHED (UNCOMPLETED) ANNEX



DOOR TO

### LIVING ROOM

13'6 x 12'2 (4.11m x 3.71m )



with window to fore.

### SHOWER ROOM (possible)

6'6 x 5'5 (1.98m x 1.65m )



### KITCHEN (possible)

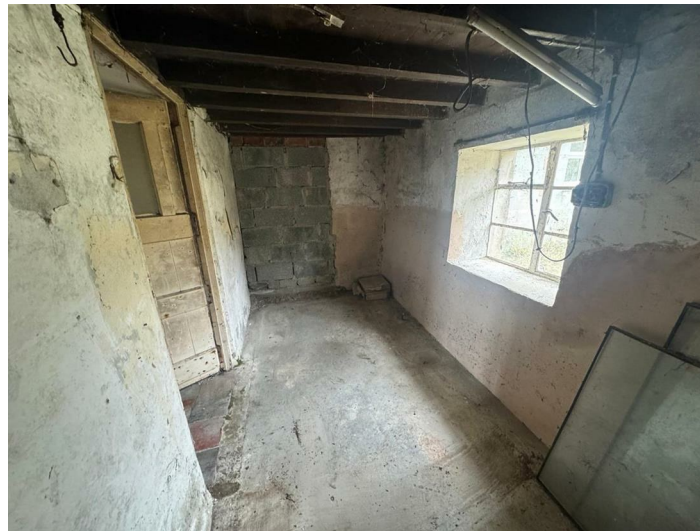
9'6 x 9' (2.90m x 2.74m )



with window to side.

### BEDROOM

13' x 7'2 (3.96m x 2.18m )



with window to rear and side.

### OUTBUILDINGS

#### TRADITIONAL RANGE



(currently part dilapidated)

#### FORMER COW SHED

32'9 x 15'9 (9.98m x 4.80m )

#### ATTACHED LOOSEBOX

17' x 24' (5.18m x 7.32m )

#### ATTACHED LOOSEBOX

15'6 x 9'5 (4.72m x 2.87m )

with feed rack and loft over.

**CART HOUSE**



stables with loft over

2 loose boxes 30' x 17'

**OTHER DILAPIDATED  
OR PART DILAPIDATED OUTBUILDINGS**

**THE LAND**



The land in total amounts to 71.729 acres or thereabouts and is highlighted in red in the land registry plan and on the Pro Map for identification purposes.

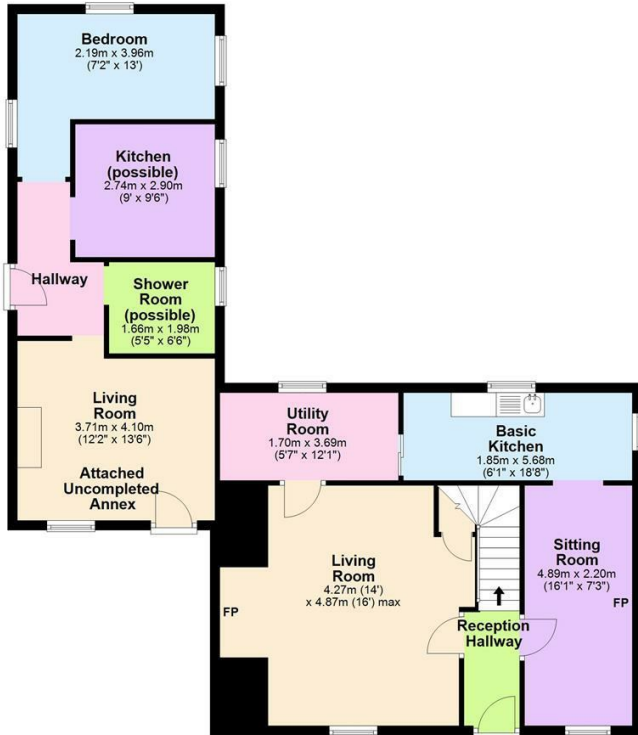
The farm is approached over a farm track off the Tyngraig to Swyddffynnon Road. Llwynmalus is a North facing farm with the majority of the land immediately in front of the homestead. Most enclosures are level to gently sloping with some fields suitable for hay or silage making. There is one enclosure on the Eastern boundary in the other side of the former railway track. There are natural water sources to most enclosures some of the furthestmost fields are wetter in nature.

**PROMAP**

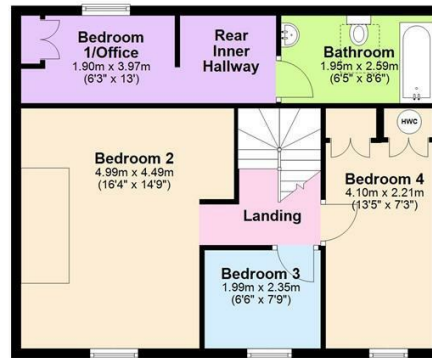




**Ground Floor**



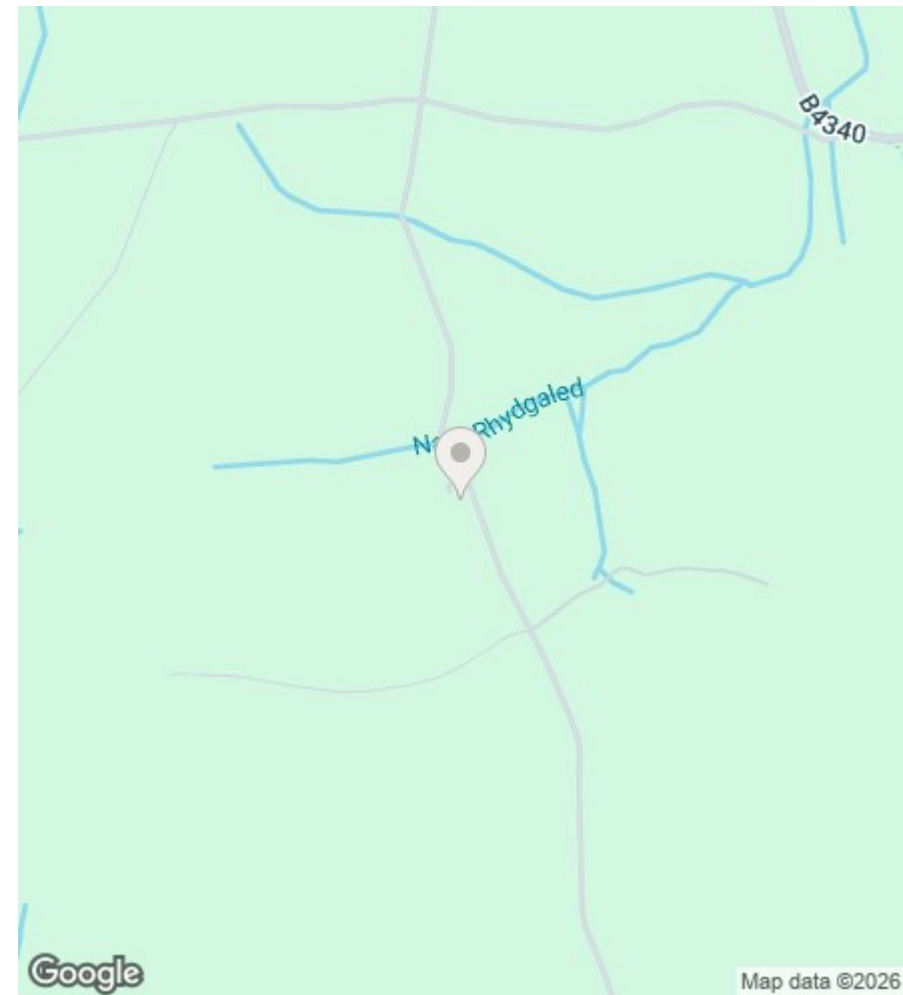
**First Floor**



Total area: approx. 170.1 sq. metres (1830.7 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.

**Llwynmalus, Tynygraig, Ystrad Meurig**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>19</b>	<b>62</b>
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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