

Ref: 0pan69

Pantycelyn, Rhosygarth, Llanilar, Aberystwyth, SY23 4SG

Privately Situated, Appealing Country House of Character with Spacious 3/4 Bed Beautifully Presented Accommodation, Large Gardens, Far Reaching Views, No Immediate Neighbours, Local Village Amenities, and Easy Travel to Aberystwyth. Scenic region at the fringe of the lovely Ystwyth Valley – ideal for outdoor leisure activities and sight-seeing.

Llanilar village 1¼ miles, Aberystwyth 8 miles, Devil's Bridge & the Mynach Falls 9 miles, Tregaron 10½ miles



This most attractive country property has stone built origins with later additions, slate roofs and rendered elevations, enjoying far reaching country views and offering very well presented, spacious accommodation with oil-fired central heating and uPVC double glazing.

Ground Floor: Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Shower Room, Sun Room/Bedroom 4.

First Floor: 3 Bedrooms and Family Bathroom. (EER: E)

Gardens: Large delightful gardens to front and rear, including well-kept lawns, established cottage-style flower beds, vegetable area and greenhouse. The property is bordered by neighbouring pastureland with lovely rural views.

Rich in beauty and wildlife, this is a superb region for walking, mountain-biking, riding, fishing, bird-watching and general sight-seeing, with numerous places of interest to visit, including the spectacular Devil's Bridge and Mynach Falls, where the Mynach River plunges some 300 feet, as well as the picturesque Ystwyth River Valley. Llanilar village is 1¼ miles from the property along the A485, with a general store, primary school, health centre, pub, garage, church and chapel. The popular west coast town of Aberystwyth is only 8 miles distant with excellent shopping and leisure amenities, 18-hole golf course, schools and university, the National Library and Welsh Assembly building, general hospital, main line railway station, and nearby beaches along the wonderful Cardigan Bay shoreline. The old market town of Tregaron is 10½ miles away at the western foothills of the Cambrian Mountains by the River Teifi.

Price Guide: £299,500

THE ACCOMMODATION COMPRISES:

With uPVC double glazing and oil-fired central heating.

Ground Floor –

- ENTRANCE PORCH:** Attractive open archway leads into the Entrance Porch with pitched slate roof, tiled floor, storage cupboard to one side and door into the Entrance Hall.
- ENTRANCE HALL:** Tiled floor, turning staircase to the first floor, fully glazed double doors leading into the Lounge, and fully glazed double doors into the open-plan Kitchen/Dining Room.
- LOUNGE:** 16' x 15'8" max. Bay window to the front aspect, exposed ceiling timbers, fireplace with timber mantel and surround housing a Morso wood-burning stove on a slate hearth.
- OPEN-PLAN DINING ROOM AND KITCHEN:**
- DINING ROOM:** 17'2" x 15'10" max. Exposed ceiling timbers, two windows to the front aspect, multi-fuel oil-fired Rayburn range with decorative tiled backdrop, built-in understairs storage cupboard, door through to the Sun Room/Bedroom 4, and wide archway opening through to the Kitchen.
- KITCHEN:** 17'10" x 6'3". Extensive range of fitted kitchen units with wood-effect work surfaces, 1½ bowl ceramic sink unit with swan-neck mixer tap, tall storage cupboard, wall mounted display unit with fitted plate rack, cooker control point with space for a cooker, wood-effect flooring, large window to the rear overlooking the garden and further window to the side aspect, door through to the Utility Room.
- UTILITY ROOM:** 10'10" x 5'2". Tiled flooring, range of base units and shelving above, plumbing and space for a washing machine, door through to the Shower Room, and external door to the rear garden.
- SHOWER ROOM:** 5'4" x 3'6". Wash hand basin, W.C. and shower enclosure housing an electric shower unit, extractor fan and heater, tiled floor, and window to the side aspect.
- SUN ROOM/
BEDROOM 4:** 10'5" x 8'. Accessed from the Dining Room, having a lovely outlook across neighbouring pastureland and countryside beyond, with window to the front and patio doors to the side aspect leading out to the patio.

First Floor –

- LANDING:** From the Entrance Hall a turning staircase leads up to the first floor landing, with two windows to the rear aspect, door into built-in eaves storage space, airing cupboard, access to the loft, and doors off to three bedrooms and the family bathroom.
- BEDROOM 1:** 13'3" x 12'9". Window to the front aspect enjoying far reaching countryside views.
- BEDROOM 2:** 12'9" x 10'6". Window to the front aspect with similar country views.
- BEDROOM 3:** 15'7" x 9'6". Dormer window to the front aspect, again with lovely views.
- FAMILY BATHROOM:** 9'1" x 5'7". White suite comprising bath with shower attachment and tiled surround, pedestal wash hand basin with tiled splashback, and W.C., large Velux roof light, wood-effect flooring.
- EXTERNALLY:**
- GARDENS:** The gardens are a delight and provide a charming setting for the house, being of good size and surrounding the property, including large areas of neat lawns, mature well stocked flower beds, a variety of shrubs, bushes and trees, a vegetable growing area, and a Greenhouse. The property is bordered by neighbouring farmland.

THE APPROACH:

The property is approached along the main A485 road at Rhosygarth, south of the village of Llanilar, and is accessed via a tarmacadamed driveway that turns off the road, passing the neighbouring equestrian stud and farm, then via a hard-surfaced track that continues to the property's private driveway, which leads via a gated entrance to the front of the house, where there is ample parking and turning space.

The property is at the fringe of the Ystwyth River Valley of mid Wales. The river rises near the Craig Goch Reservoir in the high remote Cambrian Mountains to the east, journeying down through a steep-sided, very scenic, woodland valley en route to Aberystwyth and the sea. Parts of the valley are very steep and craggy and other parts show remnants of its metal mining history. There are opportunities for walking, horse riding, mountain biking, fishing and bird-watching, and the landscapes are also popular with artists and photographers. Agriculture and tourism are the main industries hereabouts. There are numerous visitor attractions within easy driving distance, including the Hafod Estate and Pwllpeiran, Devil's Bridge and the Mynach Falls, the Vale of Rheidol Railway, Strata Florida Abbey, Cors Caron Nature Reserve near Tregaron, and Snowdonia National Park.

Approximate local mileages:-

Llanilar 1.7 miles northerly, Lledrod 2 miles southerly, Llanafan 4.2 miles easterly, Pont-rhyd-y-groes 7½ miles easterly, Aberystwyth 8 miles north-westerly, Devil's Bridge and the Mynach Falls 9 miles north-easterly, Tregaron 10½ miles south-easterly, Llanrhystud to the south-west 11 miles by road, Cwmystwyth 11.2 miles easterly, Nant yr Arian Mountain Bike Trail Centre 16 miles north-easterly.

SERVICES:

We understand that the property is connected to mains water and mains electricity and has a private drainage system. The house has an oil-fired central heating system. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

We are informed that the property is within Council Tax Band "E" (Ceredigion County Council)

FIXTURES & FITTINGS:

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING:

By appointment with PROFILE HOMES

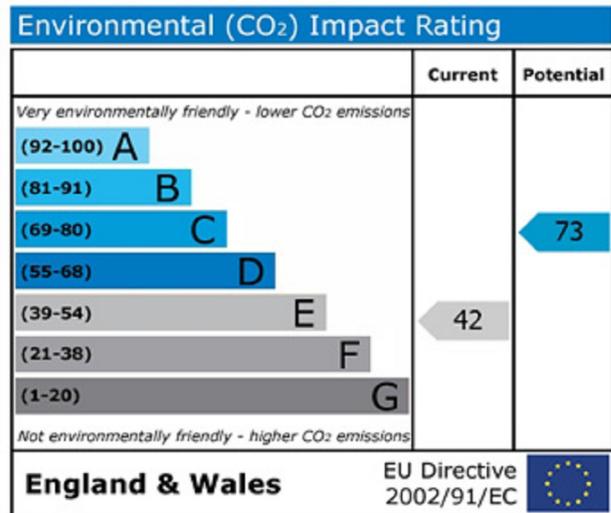
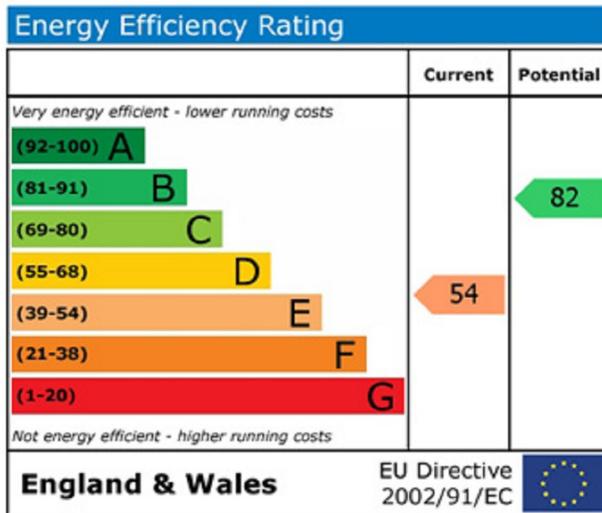
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ENERGY PERFORMANCE:



NOTES:

PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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