



FOR SALE BY PRIVATE TREATY

Secluded yet not isolated idyllic rural 4 acre smallholding with integral annex possibility. Spectacular views within its own land having very comfortable character accommodation comprising 3 Reception rooms: 3 /4 Bedrooms: 3 Bathrooms: Conservatory: Chalet: Stable block. Full LPG central heating and double-glazed windows.

**TYNRHYD
LLANAFAN SY23 4BD**



The holding is beautifully set just off a country lane approached via its own drive with cattle grid. Located just beyond and above the village of Llanafan which is picturesquely set close to the mid reaches of the Ystwyth Valley. Aberystwyth town is approximately 10 miles. The property was sympathetically renovated and cleverly extended taking full advantage of the vista. The large bedroom 4 is set at one end of the house opening into the garden room/conservatory adjoining the shower room.

Vendor Likes:

Location halfway up Valley with spectacular views
Sunny days, peace and tranquillity
Comfortable extended accommodation
Wealth of surrounding wildlife, woods and walks

Agent Likes:

Surrounded by its own fields
Private driveway access
Quiet position with its own stream
Attractive stabling

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Tynrhyd, Llanafan, SY23 4BD

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyers are advised to obtain verification from their solicitor or surveyor.

GROUND FLOOR

HALL

Approached via a panelled hardwood front door. Two windows. Central heating radiator. Half-glazed door into lounge. The corridor interconnects into the annex.

LOUNGE AREA



15' 3" x 15' 10" (4.65m x 4.83m)

Open plan chimneybreast with inglenook style fireplace housing multi fuel stove. Alcove fitted bookcase. Hardwood sliding door. Double bank central heating radiator. Central heating radiator. Staircase rising to first floor. Exposed beam ceiling. Opening into.

DINING AREA



7' 6" x 15' 10" (2.29m x 4.83m)

Chimneybreast with LPG coal effect fire. Double bank central heating radiator. Exposed beam ceiling. Two windows.

KITCHEN/BREAKFAST ROOM



14' 7" x 11' 8" (4.44m x 3.56m)

Pleasant light room with views from both windows to either side of the room. Fitted modern matching base and wall units with cream timber doors. Inset bowl and half stainless steel sink unit. Space for slot in LPG oven range. Space for washing machine with plumbing. Fitted dishwasher. Wall mounted propane gas combination boiler. Central heating radiator.

INNER HALL

3' x 6' 6" (0.91m x 1.98m) Tiled floor. Double door fitted walk in airing cupboard with slatted shelves and central heating radiator.

REAR PORCH

uPVC double glazed

BATHROOM



White 3 piece suite comprising panelled bath with direct shower over, fully tiled surround. Low flush WC: Window. Double bank central heating radiator.

BEDROOM 1



14' 8" x 10' 1" (4.47m x 3.07m)

Views down the valley. Double central heating radiator. Fully fitted Hammond wardrobes. uPVC double glazed window.

ANNEX APPROACHED FROM MAIN HALL

BEDROOM 4/HOBBY ROOM



12' 10" x 17' 9" (3.91m x 5.41m)

Two windows. Double central heating radiator. Fitted bookshelves in alcove. Wooden floor under carpet. Door into conservatory

SHOWER ROOM



Shower cubicle. Low flush WC: Pedestal wash hand basin: Central heating radiator. Heated towel rail. Velux window.

GARDEN ROOM



15' x 19' (4.57m x 5.79m)

South facing stunning views down Valley.
Double central heating radiator.
Polycarbonate roof.

FIRST FLOOR

LANDING

Dog leg style staircase with half landing.
Velux style ceiling window.

BEDROOM 2



9' 6" x 16' (2.9m x 4.88m)

Exposed beam ceiling. Windows to front and rear. Central heating radiator. Pedestal wash hand basin.

SHOWER ROOM



Shower cubicle. Low flush WC: Pedestal wash hand basin. Central heating radiator. Window.

BEDROOM 3



7' 6" x 16' (2.29m x 4.88m)

Central heating radiator. Window
Exposed pine tongue and groove boarded
floor

OUTSIDE

The holding is set back from the lane approached over a wide ranch style splayed entrance with swing gate accessing drive down to cattle grid which opens onto the fore parking and turning area laid to lawn with floral beds.

An apron path skirts the dwelling. Rear south facing wall enclosed patio with views down the valley, gravel area with timber swing gate opening into the side paddock. Further lawned rear garden. Small stream to front.

The spectacular views down the Valley are framed on both sides by woods beyond the property, from which owls hoot to each other at night. Polecats have been seen and a rare Pine Martin was recently released from the property by a local Wildlife Trust.



STABLE BLOCK



Hay store 8' x 12':
Tack room: 6' x 12':
Two stables 12' x 12' each.
Electric power and water connected.
Front concrete yard.

CHALET



13' 6" x 12' 6" (4.11m x 3.81m)

THE LAND

Extending in all to about **4 acres** split into 4 paddocks to both sides. Stables have been used for two horses and more recently Welsh ponies. Two working cats – Flo and Fluffy can be included.

SERVICES

Mains electric and water. Private drainage. Full propane gas central heating. Fully sealed double glazed windows.

COUNCIL TAX

Band 'F'

VIEWINGS

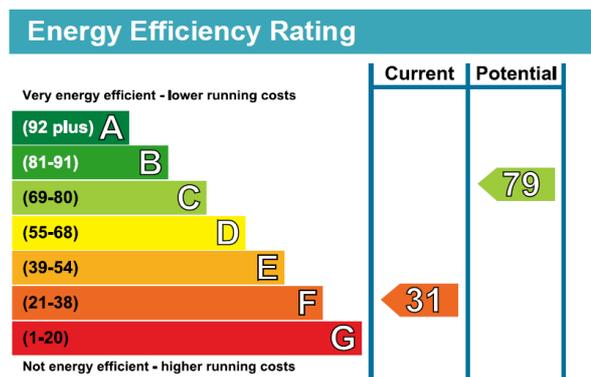
Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

PRICE:

£360,000

Directions

Land range sheet 135. OS grid ref: 694735 From Aberystwyth take the A487 south, after 1 mile and 200 yards after the roundabout take the B4340. Proceed for about 7 miles passing through New Cross and Abermagwr, then bear left signposted Llanafan. Drive up through the village and at the top end bear left. Proceed up the lane for about 400 yards the property is then on the left with splay post & rail timber entrance and swing gate.





Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

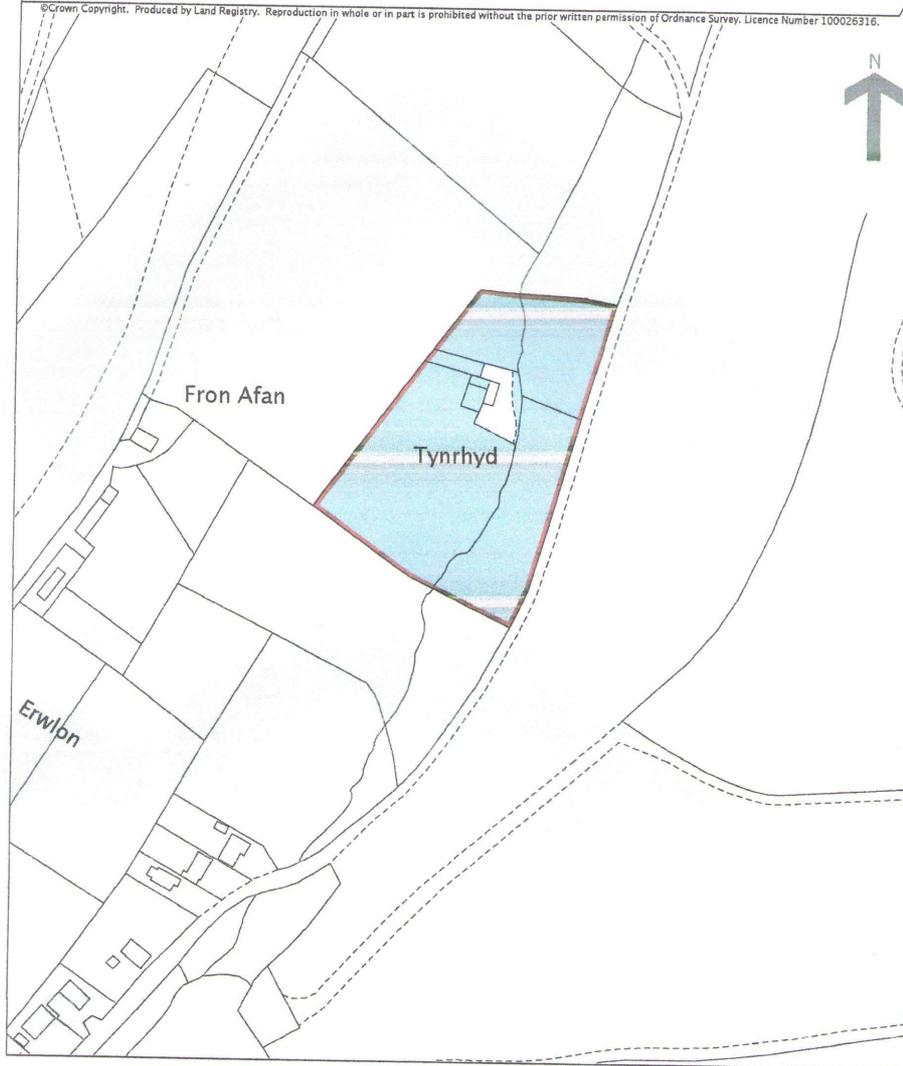


Land Registry
Current title plan

Title number **CYM85260**
Ordnance Survey map reference **SN6973SW**
Scale **1:2500 enlarged from 1:10000**
Administrative area **Ceredigion / Ceredigion**



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Mae'r copi hwn o'r cynllun teitl yn anghyflawn heb y dudalen flaenorol o nodiadau.