



3 Bedroom link-detached House
Bwthyn Y Wawr, Ystumtuen
Aberystwyth, Ceredigion. SY23 3AE

ASKING PRICE: £350,000
www.iestynleyshon.com



Bwthyn Y Wawr, Ystumtuen, Aberystwyth, Ceredigion SY23 3AE

A freehold Grade II listed 3 bedroom link-detached house with 6 acres of private land, this property is ideal for equestrian enthusiasts, small-scale farming, or anyone seeking a rural lifestyle surrounded by nature. Traditional Character Meets Modern Comfort: The house combines charming traditional features with a modern and comfortable feel. From the front facade to the cozy interior, this home offers a warm, inviting atmosphere. The heart of the home is the stunning kitchen and dining area, boasting double-vaulted high ceilings that flood the space with natural light. Perfect for entertaining, this space blends rustic charm with contemporary design, featuring modern appliances, ample counter space, and room for a large dining table.

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

There are Three well-proportioned bedrooms provide a peaceful retreat, with plenty of space for family or guests. Beautiful Rural Setting. Set in a small, close-knit community, this property offers tranquillity and privacy, with stunning countryside views in every direction. Despite its rural setting, the house is conveniently located just a short drive from Aberystwyth, providing access to shops, restaurants, schools, and the beach. The neighbouring village of Ponterwyd lies some 2 miles distance and offers a Petrol filling station with shop. There is a local primary school and a Hotel with bar. Why You'll Love This Property: Whether you're looking to embrace a country lifestyle, raise animals, or simply enjoy the peace and beauty of rural living, this property offers endless possibilities. The blend of traditional character and modern comfort makes this house truly unique, and the vast surrounding land provides ample opportunity to create your dream country haven.

Ground Floor

Double panel glazed door leading to:

Internal Porch

With Glazed door leading to:

Lounge 4.99m x 4.36m

With two windows to front. Solid fuel stove fire. Double panel radiator. Power points. Door to:

Open Plan Dining Room 4.27m x 4.13m

With window to front. Double panel radiator two twin power point and door to:

Kitchen/Breakfast Room 6.47m x 3.29m

With feature double vaulted ceiling height with first floor landing overlooking the kitchen area with velux roof windows adding natural lights. Range of fitted base and eye level cupboards. Work top above incorporating single drainer sink with rinse bowl. Double panel radiators, wall mounted electric panel heater. Door to covered outside rear and door to:

Rear Hall

With GRANT freestanding oil fired boiler which heats hot water and central heating system. Fitted shelves. Door to outside rear.

First Floor

Approached by easy rise staircase to balcony landing with doors to linen cupboard and doors to:

Bedroom 4.31m x 2.62m

With window to front. Double panel radiator. Power points.

Main Bedroom 4.35m x 3.20m

With window to front. Double panel radiator.

Separate Toilet

With low flush WC panel radiator.

Bathroom

With panel bath with MIRA electric shower unit above. Vanity wash hand basin. Single panel radiator. Velux roof window.

3rd Bedroom 2.56m x 2.50m

With window to front. Double panel radiator. Power points.

Outside

To Front on the opposite side there is an additional garden area of land which extends to some third of an acre and has been used as a wildlife garden with mature trees. Ideal for kitchen garden and providing additional off street parking if required. Detached Garage with parking in front. To rear. With covered access way leading to Workshop 5.5m x 2m with fitted shelves and work bench. Door to side garden area, with Bunded PVC Oil tank, rear garden and leading to Potting shed/Greenhouse 4.25m x 2.3m enclosed within a poly carbon roof. Rear garden enclosed with mature flowering shrubs and flower borders with open lawn garden areas and raised vegetable garden. Timber built garden store shed previously a chicken shed. Pedestrian gate access leading in to the land and door to traditional stone built internal Stable/Tack room with door returning to the covered Workshop shed.

Land

The land extends to some 6 acres or thereabouts arranged in to 4 enclosures with 3 access points with convenient road side access. The land is ideal for a pony and small livestock sheep and goats. With freestanding timber built shelter.

Services

Mains electric and water. Private drainage. Oil fired central heating system. Council Tax Band "C"

General

This is an excellent opportunity of purchasing a traditional country house with land forming a smallholding in a small rural settlement some 13 miles distance to Aberystwyth. The property has been well maintained and offers a comfortable residence with its central heating and stove fire to sit in front. For further details apply to Iestyn Leyshon on 01970 626585 who will be pleased to arrange your viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			69
(39-54) E			
(21-38) F		39	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

GROUND FLOOR
767 sq. ft. (71.3 sq. m.) approx.

1ST FLOOR
479 sq. ft. (44.5 sq. m.) approx.



TOTAL FLOOR AREA: 1246 sq. ft. (115.7 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, areas, rooms and any other thing are approximate and to be accepted as such by any one intending to purchase. The plan is for illustrative purposes only and should not be used for any legal or proprietary purposes. The services, content and appearance shown here are not intended to be a guarantee, as it may vary from the actual situation.