



3 Bedroom Detached Bungalow  
Beoleydale, Devils Bridge, Aberystwyth.  
Devils Bridge

ASKING PRICE: £340,000  
[www.iestynleyshon.com](http://www.iestynleyshon.com)





Beoleydale, Devils Bridge, Aberystwyth., Devils Bridge, Devil's Bridge (Pontarfynach) is a charming and historic village nestled in the heart of Ceredigion, Wales. Renowned for its breathtaking natural beauty, the village is surrounded by rolling hills, lush woodlands, and the stunning Cambrian Mountains. It serves as a popular tourist destination, celebrated for its rich history, picturesque landscapes, and outdoor attractions. One of the village's most iconic features is the trio of stacked bridges, which date back to as early as the 11th century. Each bridge is a testament to different eras of engineering and is steeped in legend, particularly the tale of how the Devil is said to have built the original bridge. Below these bridges lies the awe-inspiring Mynach Falls, a 300-foot waterfall that cascades through a dramatic gorge, offering visitors spectacular views.

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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.



Devil's Bridge is also the starting point for the Devil's Bridge to Aberystwyth narrow-gauge steam railway, which provides a scenic journey through the Rheidol Valley. The area offers ample opportunities for walking and hiking, with popular trails such as the Hafod Estate Walks and the Devil's Bridge Falls Nature Trail. In the village itself, visitors will find a welcoming atmosphere with cozy cafés, a traditional pub, and local shops. There is also a primary school and a historic place of worship. Its proximity to Aberystwyth, just 12 miles away, makes it an ideal location for those seeking a tranquil rural retreat while still having access to larger town amenities, including educational institutions, shopping, and coastal attractions. Whether you're drawn by the legends, the scenery, or the opportunity to explore the outdoors, Devil's Bridge offers a unique and memorable experience. Built around 1990, the property features traditional cavity wall construction with an internal timber frame and an outer concrete block, finished with roughcast render. The pitched roof is covered with natural slate, ensuring durability and character. The timber casement windows include double-glazed inserts, and the exterior joinery is crafted from timber, enhancing the property's rustic charm.

#### GROUND FLOOR ONLY

With entrance canopy porch with hardwood panelled front entrance door leading to:

##### Reception Hallway

With panel radiator, access hatch to loft space and door to:

**Front Bedroom** 4.05m x 4.04m

Windows to front and side, panel radiator.

**Middle Bedroom** 3.96m x 2.66m

Window to side, panel radiator.

**Main Bedroom** 4.29m x 3.65m

With window to rear and side, double panel radiator, and door to:

##### En Suite

Shower with Mira electric shower unit, low flush WC, pedestal wash hand basin, panel radiator, extractor fan.

##### Bathroom

With corner bath, shower adapter above, pedestal wash hand basin, low flush WC, panel radiator.

**Dining Room** 4.48m x 3.19m

Window to front, glazed panel door leading to:

**Kitchen/Breakfast Room** 4.08m x 3.99m

With range of fitted base and eye level units comprises of 15 base cupboards, ladder cupboard, 4 wall cupboard, 2 glass display cupboards, worktops above incorporating single drainer sink with twin bowl, window to front and both sides. 3 twin power points, cooker control, double panel radiator, door to:

**Utility** 3.47m x 2.13m

With half glazed stable type door to outside, single drainer sink, logic heat H30 wall mounted LPG fired boiler which heats hot water and central heating, plumbing for automatic washing machine, double linen cupboard.

**Lounge** 4.43m x 4.27m

With sliding patio door to side and glazed window to rear, double panel radiator, other panel radiator, feature brick/stone fireplace surround with solid stove fire insert, tile hearth, 6 twin power points, tv points, BT point.

##### Attic Space

Partly boarded with 2 Velux roof windows ideal for future conversions to provide additional rooms if required, hot water storage cylinder.

##### Outside

To front, open splay driveway, gardens mainly to both sides, concealed LPG tank. Additional paddock of land with road frontage and extends to some 1 acre or thereabouts.

##### Services

Mains electric and water, private drainage, LPG fired central heating system.

Council tax Band E - £2,571(2024-25)

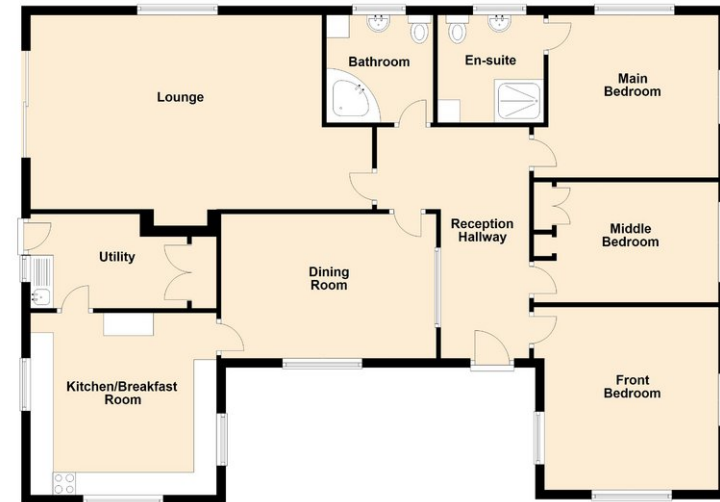
##### General

The property offers an excellent opportunity for renovation and improvement, reflected in its attractive pricing. While it has been in need of attention in recent years, it presents a blank canvas for a buyer to bring it back to its full potential. The external joinery requires repair or replacement due to wet rot, offering the chance to modernize and enhance the property's durability. Inside, the fixtures and fittings are ready for updating, allowing you to add your personal touch and create a home tailored to your style. The garden, while currently overgrown, holds the promise of being transformed into a beautiful, usable area, ready to enjoy once restored. For further information please contact Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



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>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**Floor Plan**  
Approx. 137.3 sq. metres (1478.0 sq. feet)



Total area: approx. 137.3 sq. metres (1478.0 sq. feet)  
For illustration purposes only; floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.