PENLAN

Devils Bridge | Aberystwyth | Ceredigion | SY23 4RG

FINE & COUNTRY

PENLAN

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Fine and Country West Wales are delighted to bring the wonderful smallholding of Penlan onto the open market. This beautifully situated smallholding enjoys the best of West Wales in terms of location and views. Boasting a well presented four bedroom detached smallholding with approximately five acres and stunning countryside views.

Present owners have maintained the property extremely well and have improved it significantly with the addition of a wonderfully refitted kitchen / breakfast room into a superb conservatory / dining room as well as offering a wonderful master bedroom downstairs, refitted ground floor bathroom suite, cosy sitting room with open wood burning fire, additional study / front reception room, three first floor bedrooms, refitted bathroom and excellent outside entertaining areas with sublime views across the West Wales countryside.

Additionally, there is a large agricultural barn and two large storage sheds as well as useful polytunnel and an excellent parking area around the property. Situated down a quiet country lane, the property is also ideally located for easy access into Aberystwyth and all that the university town has to offer.

Viewing highly recommended to appreciate the lovely accommodation on offer and a chance to live in a superb location.
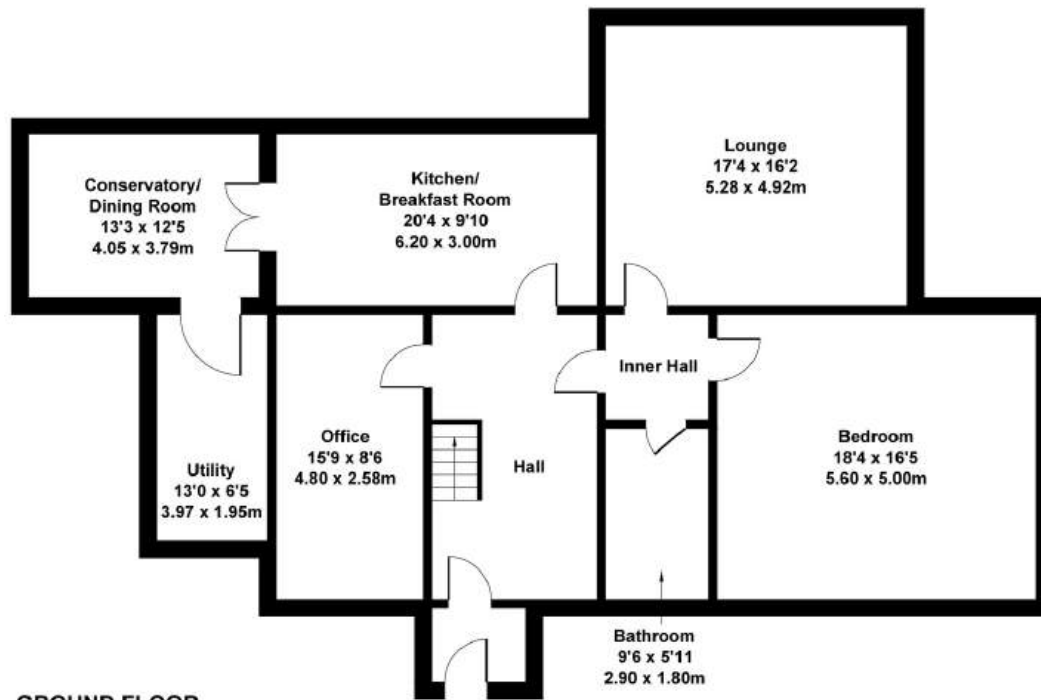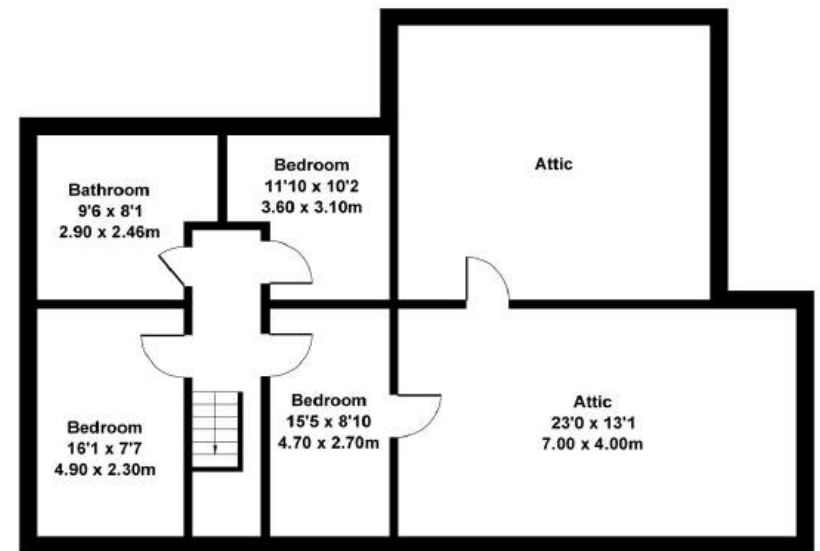
Video Link: https://youtu.be/aY47etgOApw

Penlan Devils Bridge Aberystwyth SY23 4RG

Approximate Gross Internal Area
2529 sq ft - 235 sq m

Conservatory/ Dining Room
13'3 x 12'5
4.05 x 3.79m

Kitchen/ Breakfast Room
20'4 x 9'10
6.20 x 3.00m

Lounge
17'4 x 16'2
5.28 x 4.92m

Utility
13'0 x 6'5
3.97 x 1.95m

Office
15'9 x 8'6
4.80 x 2.58m

Hall

Inner Hall

Bedroom
18'4 x 16'5
5.60 x 5.00m

Bathroom
9'6 x 5'11
2.90 x 1.80m

GROUND FLOOR

Bathroom
9'6 x 8'1
2.90 x 2.46m

Bedroom
11'10 x 10'2
3.60 x 3.10m

Attic

Bedroom
16'1 x 7'7
4.90 x 2.30m

Bedroom
15'5 x 8'10
4.70 x 2.70m

Attic
23'0 x 13'1
7.00 x 4.00m

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their
sizes and locations, are approximate only. They cannot be regarded as
being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

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