



3 Bedroom detached Cottage style Home.
Troed Rhiw Wen New Cross
Aberystwyth, Ceredigion. SY23 4NA

ASKING PRICE: £385,000
www.iestynleyshon.com



Troed Rhiw Wen, New Cross, Aberystwyth, SY23 4NA

We are thrilled to present this charming detached modern cottage-style property, perfectly situated near the village of New Cross. Offering an idyllic blend of countryside tranquility and convenient accessibility, this home is sure to capture your heart. Located just 4 miles from the vibrant University town and seaside resort of Aberystwyth, the property enjoys excellent transport links and proximity to a host of amenities. Aberystwyth offers outstanding educational institutions, lively shopping districts, and vibrant social scenes, ensuring you'll have everything you need within easy reach. The location is well-served by public transport to all surrounding areas, adding further convenience. Nestled in a rural setting, the property provides fantastic access to public rights of way, perfect for nature enthusiasts. You can explore the renowned Ystwyth Trail, a popular cycling and walking route that traces the path of the old railway line connecting Aberystwyth and Tregaron. Whether you're an outdoor adventurer or simply enjoy a leisurely countryside stroll, this area offers endless opportunities to embrace the great outdoors. Constructed with traditional craftsmanship, this delightful home boasts a timeless aesthetic.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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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.

The property is built with sturdy brick and block walls under a tile roof featuring elegant dormer windows. The charming exterior seamlessly blends natural stone cladding on the lower walls with rendered upper elevations, creating a warm and inviting ambiance. Double-glazed windows and an efficient central heating system ensure the property remains cosy and comfortable throughout the year.

GROUND FLOOR

Front entrance door leading to:

Porch

With tile floor, panel radiator and glazed panel door leading to:

Reception Hallway

With stairs to first floor, panel radiator, door to:

Dining Room 4.75m x 3.13m

Window to front and rear adding natural lights, 2 double panel radiators, 2 twin power point.

Lounge 5.90m x 4.76m

With 2 windows to front, French double doors to rear outside patio area, 2 double panel radiators, exposed beams ceilings, solid fuel stove fire, 2 wall lights, 5 twin power points.

Kitchen/Breakfast Room 5.02m x 3.31m

With window to rear, door to rear entrance hall, range of fitted base and eye level units, worktops above incorporating single drainer stainless steel sink, door to:

Utility Room 2.98m x 3.81m

Window to rear, single drainer stainless steel sink, plumbing for automatic washing machine, panel radiator.

Boiler Cupboard

Housing wall mounted LPG gas fired boiler which heats hot water and central heating.

Shower Room

With low flush WC, pedestal wash hand basin, shower cubicle, panel radiator.

FIRST FLOOR

Approached by easy rise staircase to:

[Gallery Landing](#) Dormer window to rear with aspect of garden, door to:

Shower Room

With shower cubicle, pedestal wash hand basin, low flush WC, panel radiator.

Rear Bedroom 5.47m x 2.80m

With 2 dormer windows to rear, 2 twin power points, built in wardrobes, 2 panel radiator, access hatch to loft space.

Main Bedroom 5.25m x 4.77m

With 2 dormer windows to front, window to rear, 2 built in wardrobes, 3 panel radiators, 3 twin power points.

Walk in Linen Cupboard

With panel radiator and fitted shelves.

Front Bedroom 5.47m x 3.08m

Dormer window to front and rear, 4 twin power points, panel radiator.

OUTSIDE

With a gated vehicular drive way leading to:

Double Garage 6.15m x 4.97

With 2 single up and over garage doors, built of concrete block panels.

Garden

Mainly lies to the right hand side which is partly cultivated and maintained as lawn garden.

[To Front](#) South facing lawn garden leading to side. garden.

SERVICES

Mains electric, water and drainage, LPG fired central heating system, council tax band G

GENERAL This modern cottage offers a unique opportunity to enjoy a peaceful rural lifestyle while remaining conveniently close to one of Wales' most dynamic towns. Don't miss your chance to own this beautifully designed home—the perfect blend of modern comfort and countryside charm! For further information please contact Iestyn Leyshon on 01970 626585 who will be pleased to arrange viewings.



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