

A most attractive detached residence with planning permission for large extension. Nestled in the picturesque Rheidol valley. Devils Bridge Near Aberystwyth.



Broncastell, Devils Bridge, Aberystwyth, Ceredigion. SY23 4QU.

£399,999

Ref R/5021/ID

****A most attractive detached residence with planning permission for substantial extension**Nestled in a picturesque location just on the outskirts of Devils Bridge, near Aberystwyth**Tastefully refurbished internally**Set in just under an acre of garden and grounds**Feature summer house**Ample private parking with access to garage**Only a 5 minute drive to the famous waterfall and some 20 minute drive to the University town of Aberystwyth and the Cardigan Bay coast**Breathtaking outlook over open countryside****

The property comprises of entrance porch, entrance hall, lounge, dining room, kitchen, utility room, shower room, 2 bedrooms, dressing room and main bathroom.

The property is located on the fringes the rural village of Devils Bridge is amidst picturesque countryside in the heart of rural Ceredigion with close links to the Elan Valley and the Mid Wales region, yet very close, only some 20 minutes drive from the coastal resort and university town of Aberystwyth. Devils Bridge is known for its historic stream railway station which lies in the heart of the village, the famous waterfall and the Hafod Arms restaurant.



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GENERAL

The current vendors have invested significant money in the refurbishment and modernisation including planning permission for the erection of a substantial extension that would greatly enhance the property.

Further information in respect of the planning can be found on Ceredigion County Council website under planning reference A250327.

One of the main features of this property is its generous gardens and ground amounting to just under an acre or thereabouts with an attractive Beech tree lined boundary to the rear.

THE PROPERTY MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.

The accommodation provides as follows -

GROUND FLOOR

Entrance Porch

3' 5" x 7' 2" (1.04m x 2.18m) via uPVC door, windows to both sides, glazed hardwood door into -



Entrance Hall

6' 7" x 3' 4" (2.01m x 1.02m) stairs to first floor. Doors into -

Lounge

11' 0" x 17' 8" (3.35m x 5.38m) A cosy room with log burning stove on a slate hearth with mantle above, double glazed sash window to front, modern vertical central heating radiator.



Dining Room

11' 3" x 10' 4" (3.43m x 3.15m) with double glazed sash window to front, central heating radiator, wood block flooring continues into -



Kitchen

10' 2" x 7' 4" (3.10m x 2.24m) with a range of fitted base and wall cupboard units with formica working surfaces above, stainless steel drainer sink, electric oven and grill, 4 ring electric hob, space for tall fridge freezer, extractor fan. Steps down into -



Utility/Laundry Room

15' 2" x 8' 10" (4.62m x 2.69m) plumbing for automatic washing machine and outlet for tumble dryer, central heating radiator, 2 double glazed windows to rear, uPVC glazed door to rear garden. Access into -



Shower Room

6' 5" x 8' 7" (1.96m x 2.62m) having a three piece white suite comprising of an enclosed shower unit with Mira electric shower above, low level flush w.c vanity unit with wash hand basin, central heating radiator, stainless steel heated towel rail,

fully tiled walls and floor.



FIRST FLOOR

Central Landing

9' 8" x 5' 6" (2.95m x 1.68m) sash double glazed window to rear with picturesque rural views.

Front Principal Bedroom 1

16' 4" x 8' 9" (4.98m x 2.67m) with two sash windows to front, central heating radiator, good quality laminate flooring.



Bathroom

8' 7" x 8' 2" (2.62m x 2.49m) with a modern four suite comprising of a free standing bath with mixer tap, enclosed shower unit with rainfall shower above and pull out head, vanity unit with bowl sink, dual flush w.c. illuminous mirror, fully tiled walls and floor.





Double Bedroom 2

13' 3" x 10' 4" (4.04m x 3.15m) with double glazed sash window to front, central heating radiator. Walk in cupboard unit.



Please Note

Possible hallway should someone wish to extend the property.

Cellar

Room 1

8' 7" x 7' 9" (2.62m x 2.36m) Housing Trianco oil fired boiler for central heating.

Room 2

9' 7" x 8' 7" (2.92m x 2.62m)

EXTERNALLY

To the Front

The property benefits from an off road parking drive area with ample private parking for 2 cars and access into the integral garage.

Front forecourt mostly laid to lawn with flower and shrubs.





Large patio laid to slabs with access into -



Attached Garage / Workshop

In two sections with the garage measuring 8'9 x 16' and the workshop measuring 10'5 x 16'. Currently utilised as a gym with electric connected.



To the Rear

Gated access into a rear garden which one of the main attractions of the property and extends to just under AN ACRE or thereabouts, mostly laid to lawn with a Beech tree lined boundary to the rear. To the west boundary is a bustling little brook.



Garden Room

10' 2" x 9' 2" (3.10m x 2.79m) with a verandah, a lovely sitting out area.



Note -

There is a bridle path to the side of the property which does not encroach within the boundaries of the property.

Planning Permission -

Planning Permission has been granted earlier in 2025 detailing - 'Demolition of existing single storey pitched roof garage located on the theft hand side gable end. Construction of a new two storey side extension in its place'.

Planning number - A250327.



MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

We are advised that the property benefits from mains electricity. Private water from a spring. Private drainage to a septic tank. Oil fired central heating.

Council Tax Band D (Ceredigion County Council).

Tenure - The property is Freehold Tenure.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Private Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (39)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

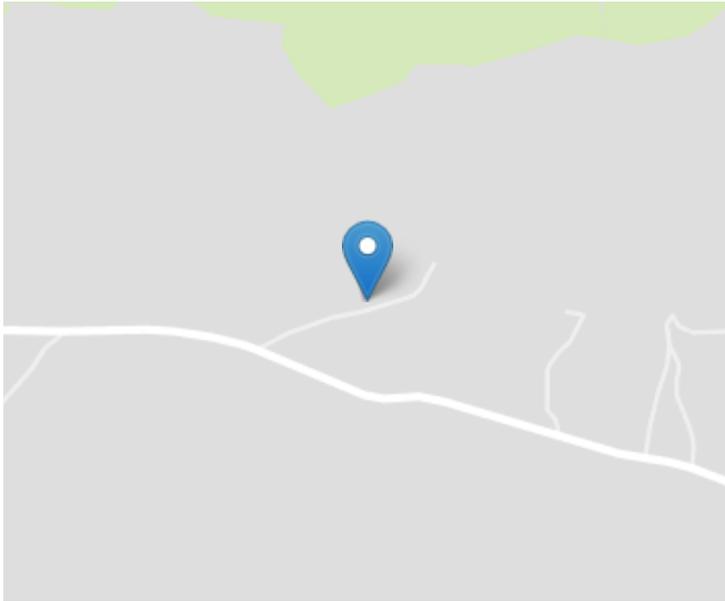
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Aberystwyth take the A487 road south to Penparcau before branching off onto the A4210 road sign posted Devils Bridge. Continue to the village of Devils Bridge and just before reaching the village you will see the property on the left hand side as identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

For further information or to arrange a viewing on this property please contact :

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