

An impressive and substantial country property enjoying well kept and stunning gardens in a convenient location. Blaenplwyf, 5 miles from Aberystwyth, West Wales



Brynheulwen, Blaenplwyf, Aberystwyth, Ceredigion. SY23 4DW.

£585,000

REF: R/4690/LD

*** An impressive and substantial country property *** Having been tastefully renovated and retaining many of its character features *** Perfect Family home in a highly desirable and sought after locality *** Character accommodation with large kitchen and living room *** 3 bedrooms to the first floor *** Potential for further bedrooms in the loft on the second floor

*** Set in its own grounds of approximately 1.5 acres *** Superior and stunning mature gardens - Well stocked and well maintained *** Stone walled paddock with separate gated access point *** Magnificent 360 degree views over the surrounding countryside

*** Close to Cardigan Bay Coast *** Located beside the A487 with good road access to Aberystwyth and Aberaeron *** Formerly two cottages - Now offering a large Family home *** An historical property within the Village that could be your next dream home



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LOCATION

Brynheulwen is located on the outskirts of Blaenplwyf approximately 5 miles South from the urban conurbation of Aberystwyth offering facilities and services that include Local and National High Street Retailers, Cafes, Bars, Restaurants, Education and Health facilities, access to nearby Public Transport connectivity including Bus and Train Networks. The property is located close to Cardigan Bay Sea Front and Ceredigion Coastal Path.



GENERAL DESCRIPTION



An imposing and substantial country property set within its own lovely grounds. The property itself was formerly a Chapel dating back to 1814 and was converted into two cottages in 1910 and, as is now, a large Family home in 1994. Therefore of historical importance to the area and many of

its character features are retained.

The property is split over three floors with 3 bedrooms to the first floor with further conversion opportunities available in the loft on the second floor. The property also benefits from adjoining workshops.

To the front of the property lies its true beauty with its well maintained and mature garden areas being well stocked and well sheltered. To the side of the property lies a stone walled paddock with separate gated access point ideal for those wishing to keep Animals, Equestrian, etc.

Therefore a property in a sought after locality being convenient and being well positioned, only 5 miles from Aberystwyth. It enjoys magnificent views over the surrounding countryside and only a short walk to the Ceredigion Coastal Path. A property of this calibre does not come to the market often.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH

Accessed via a half glazed front entrance door, tiled flooring, spot lighting.

KITCHEN/DINER

24' 0" x 14' 2" (7.32m x 4.32m). A country style fitted kitchen with a range of wall and floor cupboards with work surfaces over, 1 1/2 sink and drainer unit, electric oven, 4 ring gas hob with extractor hood over, feature beamed ceiling.



KITCHEN AREA



KITCHEN AREA (SECOND IMAGE)



DINER

With feature exposed stone walls with an open fireplace, radiator, re-claimed partition from the entrance door, door through to a staircase, understairs store cupboard.



UTILITY ROOM

17' 7" x 5' 9" (5.36m x 1.75m). With fitted wall and floor cupboards, plumbing and space for automatic washing machine and tumble dryer, oil fired central heating boiler, single sink unit with double drainer, double aspect windows over the garden.



LIVING ROOM

24' 2" x 16' 8" (7.37m x 5.08m). With exposed stone walls with two fireplaces, one of which being open with a cast iron multi fuel stove, feature exposed beams, double aspect windows to the front and rear garden.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



FIRST FLOOR

GALLERIED LANDING

With spiral staircase leading to the second floor with potential for further accommodation (subject to consent).



PRINCIPLE BEDROOM 1

16' 5" x 12' 9" (5.00m x 3.89m). With two windows to the front with magnificent views over the Cambrian Mountains, feature beamed ceiling, radiator, built-in wardrobes.



BEDROOM 1 (SECOND IMAGE)



FAMILY BATHROOM

A modern 4 piece suite comprising of a jacuzzi panelled bath, 4'5" corner shower, low level flush w.c., pedestal wash hand basin, bidet, extractor fan, linen cupboard.



BATHROOM (SECOND IMAGE)



VIEW FROM BATHROOM



SEPARATE W.C.

With low level flush w.c., pedestal wash hand basin, chrome heated towel rail, airing cupboard with radiator and shelving.



REAR BEDROOM 2

12' 2" x 10' 3" (3.71m x 3.12m). With radiator, built-in wardrobes, fine views to the rear over open countryside.



BEDROOM 2 (SECOND IMAGE)



FRONT BEDROOM 3

16' 0" x 11' 5" (4.88m x 3.48m). With radiator, built-in wardrobes, fine views over the Cambrian Mountains.



SECOND FLOOR

32' 0" x 22' 3" (9.75m x 6.78m). A large open plan loft space with two large dormer windows with magnificent views over the Cambrian Mountains. This room offers great potential for further bedroom accommodation (subject to consent) with plumbing in-situ.



SECOND FLOOR (SECOND IMAGE)



EXTERNALLY

ADJOINING WORKSHOP

17' 2" x 10' 8" (5.23m x 3.25m). With original coal bunker and fitted work bench.

REAR STORE SHED

17' 2" x 10' 8" (5.23m x 3.25m).

STONE AND SLATE OUTHOUSE

26' 3" x 10' 9" (8.00m x 3.28m). With two separate compartments. Could offer conversion opportunity (subject to consent).



ADJOINING OUTSIDE W.C.

With low level flush w.c.

ADJOINING WOOD STORE

GARDEN

Here lies the true beauty of Brynheulwen. it has been a labour of love to the current Vendors and they have produced a magnificent well kept and manicured garden area. It enjoys privet hedging that provides shelter. The garden itself is well maintained level lawned areas with a range of flower and shrub borders, mature shrubs and ornamental trees, along with a stunning Silver Birch. The garden has been split into two areas, one of which enjoying an extensive decking area providing the perfect sun trap during those later Summer evenings. The other garden is laid to lawn.



GARDEN (SECOND IMAGE)



LARGE DECKING AREA



PERGOLA



POTTING SHED

Of brick construction.



PADDOCK

A convenient enclosure with original stone walled boundary with a separate gated access point from the A487. The paddock lends itself nicely as an overflow garden area, Pony paddock, general grazing or for leisure use. To the rear of the paddock lies rough grazing area that could be further maintained to be offered as a smaller turn out grazing paddock.



PADDOCK (SECOND IMAGE)



PADDOCK (THIRD IMAGE)**FRONT OF PROPERTY****CLOSE TO COAST****POSITION****POSITION (SECOND IMAGE)****TENURE AND POSSESSION**

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'F'.

MONEY LAUNDERING REGULATIONS

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.

Services

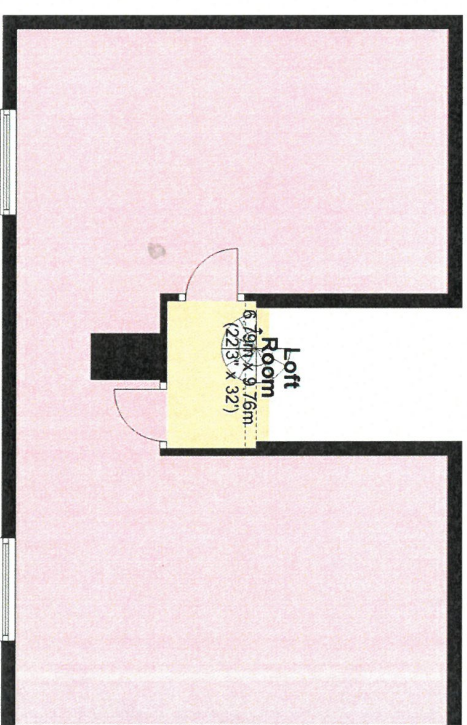
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage,

oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

First Floor



Second Floor



Ground Floor



Total area: approx. 261.7 sq. metres (2817.1 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Council Tax: Band F

N/A

Parking Types: None.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (41)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

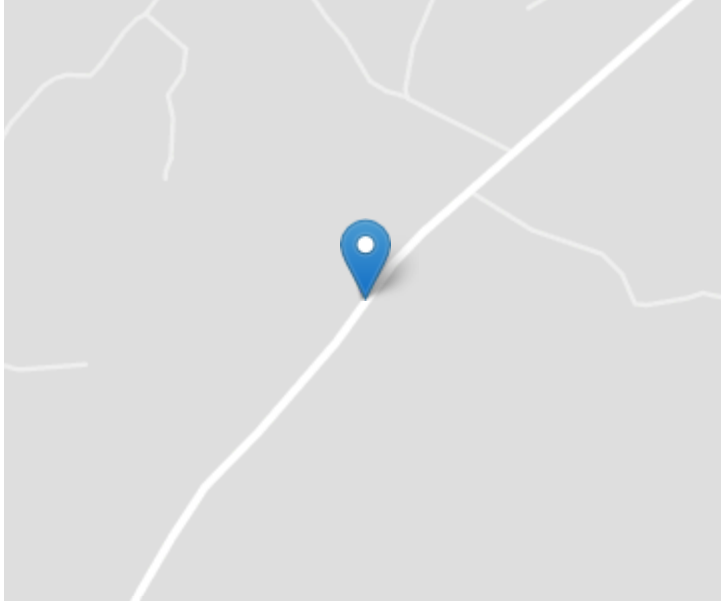
Any risk of coastal erosion? No

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

Heading South from Aberystwyth along the A487 proceed for approximately 4 miles through the Villages of Rhydyfelin and Llanfarian. Continue through the Village of Blaenplwyf for a further 0.5 of a mile. The property will be located thereafter on your right hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@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'.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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