

*A picturesque position. A refurbished and extended 3 bedroomed detached bungalow with extensive grounds and breath taking views to the rear. Devils Bridge, near Aberystwyth, West*



Pine Marten Vicarage, Penfro, Devils Bridge, Aberystwyth, Ceredigion. SY23  
3JL.

£365,000

**REF: R/4124/LD ... OFFERS OVER £365,000**

\*\*\* Offers over £365,000 \*\*\* No onward chain \*\*\* Picturesque location overlooking the Rheidol Valley \*\*\* A refurbished and extended 3 bedroomed detached bungalow \*\*\* No expense spared - With modern kitchen and bathroom suites

\*\*\* Extensive plot with mature and landscaped gardens to front and rear \*\*\* Useful double bay garage/workshop \*\*\* Gravelled and gated driveway \*\*\* Home studio/office \*\*\* Eight Person hot tub and decking \*\*\* Woodland garden with over 50 varieties of Birds including Pine Martens

\*\*\* Positioned within the popular Village of Devils Bridge with its very own Steam Railway Station on your doorstep \*\*\* Peaceful location - Beautiful backdrop over the renowned Rheidol Valley \*\*\* Easy reach of Aberystwyth and the Coast \*\*\*



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## LOCATION



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 only a 20 minutes drive to the University Town Coastal Resort and Administrative Centre of Aberystwyth, being the main service centre. Devils Bridge is renowned for its historic Steam Railway Station which is located within 100 yards of the property and, of course, its waterfalls. A breath taking location yet convenient.

## GENERAL DESCRIPTION



A refurbished and extended modern bungalow The property has undergone comprehensive refurbishment in recent years and has now been transformed to offer modern and stylish living accommodation. It enjoys a picturesque position within the renowned Village of Devils Bridge.

The property borders onto the Heritage Steam Railway to the front and to the rear it enjoys a breath taking backdrop that overlooks the Rheidol Valley.

The extensive garden has been matured and landscaped to embrace its surroundings. To the front lies lawned areas with board walk style steps that lead up from the parking area to the front door and to the rear a woodland style garden with raised decking and eight seater hot tub.

The property is a haven for the local Wildlife. The current Owners have seen over 50 varieties of Birds within the last year, especially Pine Martens and Badgers.

As a whole an unique opportunity to acquire a stunning bungalow in this picturesque and one off location. A property of this calibre does not come to the market often and is ready to move into.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### FRONT PORCH

With UPVC front entrance door, slate flooring.

### RECEPTION HALLWAY

With fully glazed UPVC entrance door, slate flooring.



## LIVING ROOM

19' 7" x 13' 6" (5.97m x 4.11m). With radiator, double aspect windows to the front and rear, double door through to the Conservatory, radiator.



## CONSERVATORY

17' 4" x 8' 6" (5.28m x 2.59m). Of UPVC construction with ceramic tiled flooring, electric heater.



## KITCHEN

18' 7" x 12' 7" (5.66m x 3.84m). A modern and stylish fitted kitchen with a range of wall and floor units with stainless steel 1 1/2 sink and drainer unit, free standing electric/gas cooker stove, space for automatic washing machine and American fridge/freezer, fully glazed rear entrance door to the garden area, slate flooring, LPG fired central heating boiler.



## KITCHEN (SECOND IMAGE)



## INNER HALL

With double door airing cupboard, access to the loft space being partially boarded and insulated.

**BEDROOM 3**

10' 2" x 9' 1" (3.10m x 2.77m). With radiator, enjoying views over the front garden and the Village of Devils Bridge.

**BEDROOM 2**

12' 4" x 9' 0" (3.76m x 2.74m). With radiator, enjoying views over the front garden and the Village of Devils Bridge.

**BATHROOM**

9' 0" x 5' 5" (2.74m x 1.65m). A fully tiled stylish suite with a walk-in shower cubicle with double headed shower, multi drawer vanity unit with wash hand basin with mixer tap, low level flush w.c., chrome heated towel rail, extractor fan.

**PRINCIPLE BEDROOM 1**

19' 2" x 10' 5" (5.84m x 3.17m). With radiator, patio doors opening onto the rear garden, access to the loft space.





## EN-SUITE TO BEDROOM 1

A fully tiled stylish suite with a walk-in shower cubicle with double headed shower, multi drawer vanity unit with wash hand basin with mixer tap, low level flush w.c., chrome heated towel rail, extractor fan.



## EXTERNALLY

### OUTHOUSES

Comprising of

### DOUBLE GARAGE/WORKSHOP

18' 0" x 18' 0" (5.49m x 5.49m). Of timber construction with two double doors and enjoying easy access from the gavelled driveway.



## HOME STUDIO/OFFICE

10' 0" x 18' 0" (3.05m x 5.49m). Of timber construction with electricity connected.



### GARDEN SHED

With electricity connected.

### DECKING AND HOT TUB

With an eight seater hot tub with built-in sound system and lighting with a pergola that is well positioned to offer breath taking views over the Rheidol Valley.





## FRONT GARDEN

A particular feature of this stunning bungalow is its extensive grounds. To the front of the property lies a landscaped lawned area with board walk style steps that lead up from the parking area to the front entrance door. The garden is terraced with gravelled areas and a pathway that leads onto the rear of the property.



## REAR GARDEN

A woodland style garden that embraces the natural backdrop that backs onto the Woodland Trust Rheidol Valley. The garden has been carefully considered by the current Owner and is a haven for the local Wildlife. The current Owner has noted over 50 Bird species to have visited during the last year, in particular the Pine Martens and local Badgers.



## GARDEN (SECOND IMAGE)



## AERIAL VIEW OF PROPERTY



## FRONT OF PROPERTY





## VIEWS OVER RHEIDOL VALLEY



## VIEWS OVER RHEIDOL VALLEY (SECOND IMAGE)



### \*\*\*\*\* IMPORTANT NOTICE \*\*\*\*\*

PLEASE BE AWARE the boundary of the rear garden is unfenced and has a sheer drop down into the Valley. PLEASE KEEP YOUR DISTANCE WHEN VIEWING. \*\*\* DO NOT APPROACH THE END OF THE GARDEN \*\*\*

### AGENT'S COMMENTS

A highly desirable detached bungalow in a breath taking and natural environment.

### TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

### COUNCIL TAX

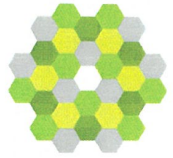
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property is to be confirmed.

## MONEY LAUNDERING REGULATIONS

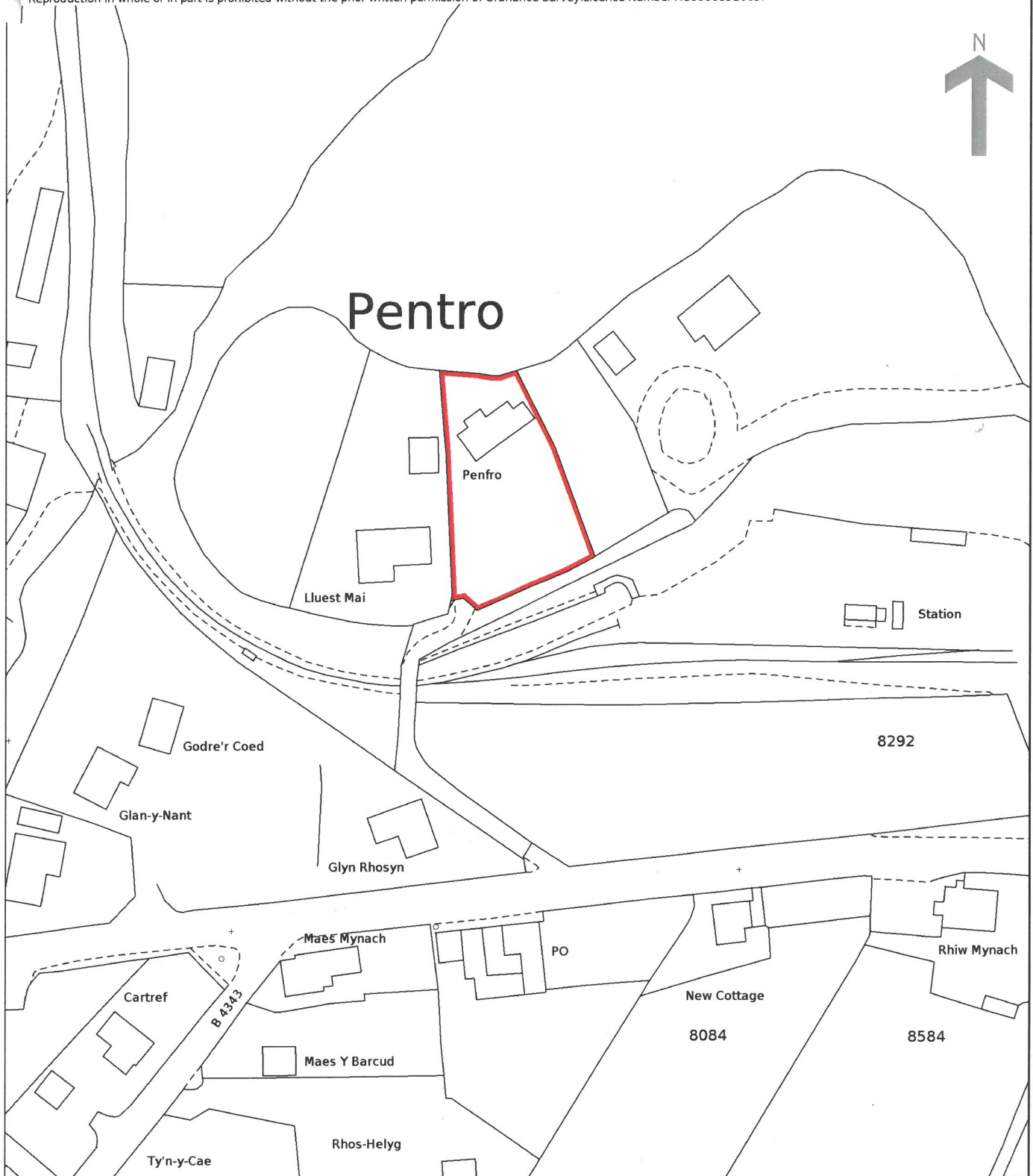
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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, LPG fired central heating, UPVC double glazing, ADT alarm system, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



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**Council Tax:**

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (48)

**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

**Construction Type**

brick



### Directions


From Aberystwyth travelling East on the A4120 road proceed to the Village of Devils Bridge. As you enter the Village you will pass a right hand turning and then a former Shop on the right hand side. Directly opposite the Shop there is a private driveway. Proceed down this driveway, crossing a small bridge, and you will see the property on your left 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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

### Energy Efficiency Rating

|  | Current   | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92+) <b>A</b>                                     |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   |   | 69        |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   | 48  |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC  |           |

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

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