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RICS



Since 1989

4 Bedroom Detached House with 6.5 Acres of land. Capel Bangor. Near Aberystwyth. West Wales.



Glyn-Dwylan, Capel Bangor, Aberystwyth, Ceredigion. SY23 3LU.

A/5102/RD

£590,000

****Unique 6.5 acre smallholding**Central village location**Large 4 Bedroom dwelling**Attractive level paddock to rear**Potential for Leisure/Tourism use (STC)**Wonderful countryside aspect**Quiet village location**House in need of modernisation**2 Garages**Ample off-road parking**Attractive village setting****

The property is situated within the rural village of Capel Bangor being on the fringes of the larger mid Wales strategic town of Aberystwyth. The village offers a primary school, good public transport connectivity, public house, places of worship. Nearby Aberystwyth offers university, regional hospital, Network Rail connections, Welsh government and local authority offices, large retail and industrial parks, traditional high street offerings, primary and secondary schools and 6th form college, excellent leisure facilities with its famous promenade.



GENERAL

An attractive 6.5 acre smallholding located within the popular rural village of Capel Bangor on the fringes of Aberystwyth.

A large 4 Bedroom detached dwelling is positioned to the front within its own spacious grounds with tarmacadam driveway leading into the adjoining paddock.

A level field split into 2 separate enclosures with mature fencing and hedgerows to all boundaries. Being an attractive setting, the option for leisure use/tourism use for those wanting a lifestyle change and an opportunity to generate their own income (stc.)

A unique opportunity well worthy of viewing.

GROUND FLOOR

Entrance Porch

6' 0" x 3' 2" (1.83m x 0.97m) via uPVC glass panel door and side glass panel, tiled flooring, into:

Hallway

7' 5" x 8' 4" (2.26m x 2.54m) Accessed via glass panel timber door and side glass panel, fitted shelving and cupboard, radiator, electric socket, BT socket.



Lounge

12' 0" x 13' 0" (3.66m x 3.96m) With large window to front overlooking the front Garden, tiled fire surround and tiled hearth, multiple sockets, radiator, sliding glass doors into:





Kitchen

10' 3" x 12' 6" (3.12m x 3.81m) Also accessed from the Entrance Hallway with oak effect base and wall units, fitted electric oven and grill, electric hobs with extractor over, fitted fridge/freezer, 1½ stainless steel sink and drainer with mixer tap, fitted dishwasher, rear window to Garden, tiled splashback, tiled flooring, radiator, door into:

Rear Snug/Dining Room/Study

12' 3" x 10' 5" (3.73m x 3.17m) With window overlooking rear Garden, multiple sockets, radiator, connecting door into:





Rear Porch

With external door, radiator, tiled flooring.



Utility Room

3' 9" x 5' 4" (1.14m x 1.63m) Washing machine connection point, wall units, Belfast sink, tiled flooring, rear window.



WC

WC, single wash hand basin, radiator, 1/2 tiled walls, side window, tiled flooring.



Integral Garage

16' 5" x 10' 4" (5.00m x 3.15m) With electric up and over timber door, side window, base units with stainless steel sink and drainer with mixer tap.



FIRST FLOOR

Landing

Accessed from the Entrance Hallway with cupboard to ½ landing, airing cupboard with slatted shelving.



Bathroom

7' 7" x 6' 9" (2.31m x 2.06m) Panelled bath with electric shower over, WC, single wash hand basin, window to front, fully tiled walls, radiator, airing cupboard.



Front Bedroom 1

9' 9" x 12' 9" (2.97m x 3.89m) Double Bedroom, window to front with countryside views, multiple sockets, fitted cupboards, access to loft.



Bedroom 2

9' 9" x 9' 8" (2.97m x 2.95m) Double Bedroom, fitted cupboards, rear window overlooking Garden and adjoining fields, radiator, multiple sockets.



Rear Bedroom 3

8' 3" x 10' 6" (2.51m x 3.20m) Double Bedroom, rear window overlooking Garden, radiator, electric socket.



Rear Bedroom 4

6' 9" x 11' 9" (2.06m x 3.58m) Rear window, under-eaves storage, radiator, electric socket, connecting door into:



Side Storage Room

11' 3" x 7' 1" (3.43m x 2.16m) Being ideal for en-suite/walk-in wardrobe, radiator, multiple sockets.



EXTERNALLY

To Front

The property is approached from the adjoining county road into a large spacious plot with a mixture of lawned garden and planted areas with mature shrubs to borders, tarmacadam driveway leading to:



Rear Garden

With raised beds, base for glasshouse, external side boiler room.



Garage 2

16' 6" x 9' 7" (5.03m x 2.92m) Concrete panel construction with cement fibre roof, steel up and over door, concrete base.



.Connecting driveway leading to the land.

The total property sits within some 6.5 acres (approx.).

Block Shed

19' 3" x 9' 0" (5.87m x 2.74m) Located near to the entrance of the fields. Of block construction with box profile roof, concrete base, front and rear steel timber doors, side window overlooking paddock.



The Land

The land is split into 2 separate enclosures being level, good solid ground ideal for grazing or growing crops with mature hedgerow and fencing to all boundaries and some attractive trees.

We believe the land has the potential to be used for alternative use (stc.) such as leisure or tourism for those seeking a lifestyle change or generating an income from their own land. All parties to make their own enquiries with the Local Authority Planning Department.





TENURE

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

Services

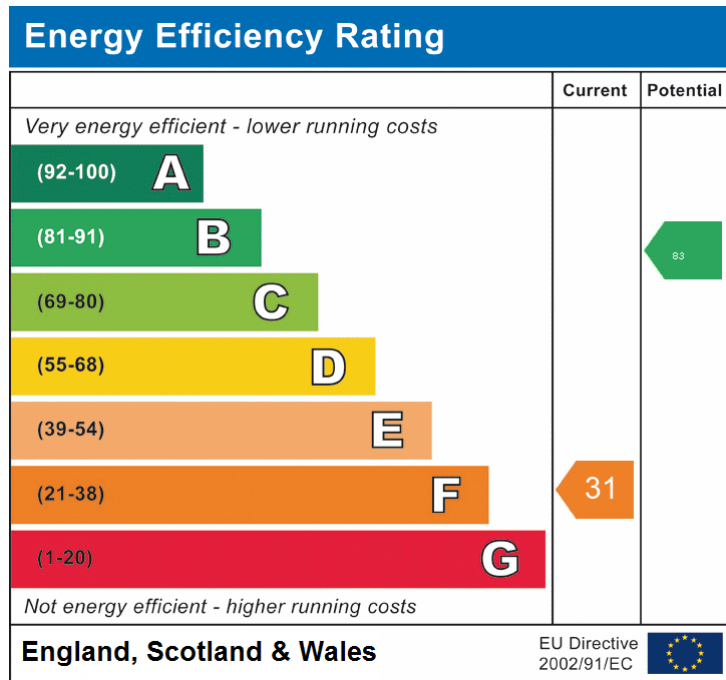
The property benefits from mains water and electricity. Private drainage. Oil central heating system.

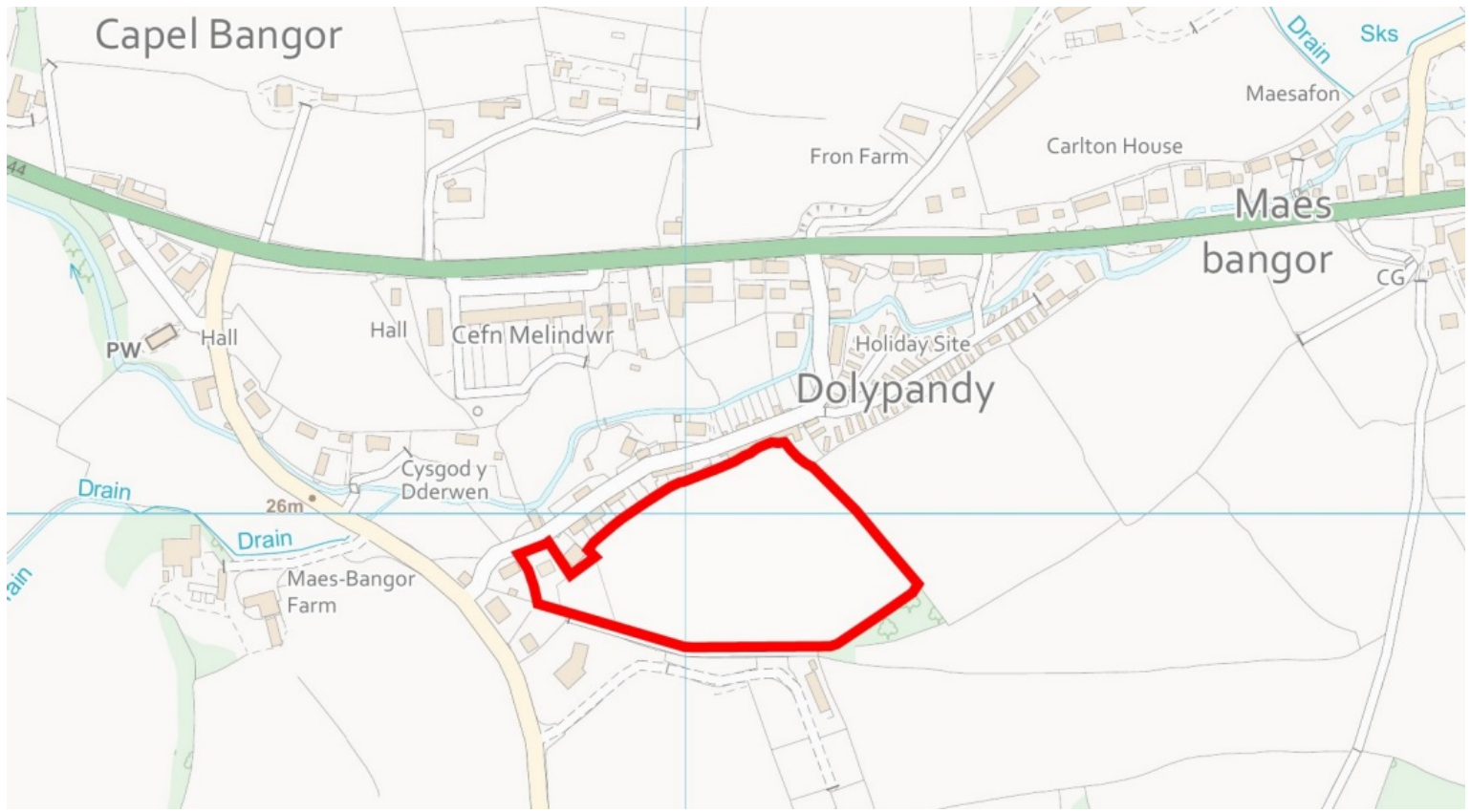
Council Tax Band: E.

Directions

From Aberystwyth head east on the A44 heading out of the town passing Glanyrafon Industrial Estate on your right hand side and continuing for approximately 1½ miles to the roundabout at Lovesgrove. Take the second exit continuing along the A44 for a further 2 miles and enter into Capel Bangor. Continue through the village at the 1st crossroads where the school is on your left and continue for approximately 500 yards passing Tynllydiart Arms and take the next right hand exit signposted Cwm Rheidol. Continue along this road for another ½ mile until you reach a cluster of properties with a brick house on the junction. Take the left hand exit onto Dolypany and the property is the 2nd on

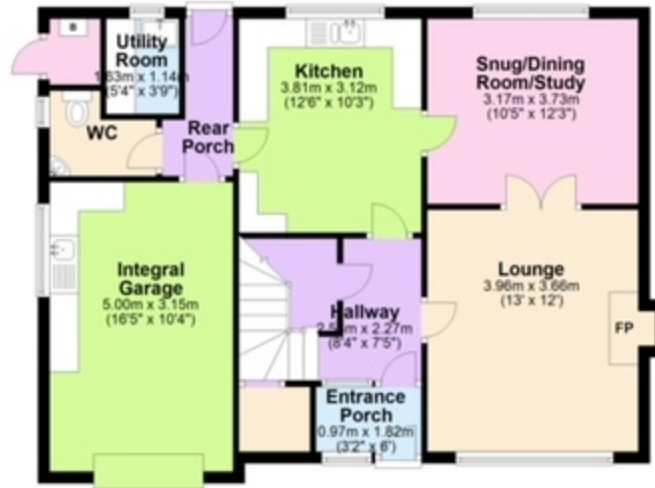
your right hand side as identified by the Agents for sale board.





Ground Floor

Approx. 77.2 sq. metres (831.2 sq. feet)



First Floor

Approx. 76.6 sq. metres (824.9 sq. feet)



Total area: approx. 153.9 sq. metres (1656.1 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Glyn - Dwyllan, Capel Bangor, Aberystwyth