



4 Bedroom Detached Cottage  
Llyndu Cwmrheidol  
Aberystwyth, Ceredigion. SY23 3NB

ASKING PRICE: £185,000  
[www.iestynleyshon.com](http://www.iestynleyshon.com)



## Llyndu, Cwmrheidol, Aberystwyth, Ceredigion. SY23 3NB

This unique property is set in the picturesque Cwm Rheidol Valley, an area famed for its natural beauty, ancient oak woodlands, and the historic narrow-gauge steam railway that runs from Aberystwyth to Devil's Bridge. The property lies approximately 8 miles from the vibrant university town and popular seaside resort of Aberystwyth, which offers a wide range of educational, social, and shopping amenities, as well as excellent public transport links to all areas. The original cottage is constructed of solid stone walls, offering traditional character, while a later two-storey extension has been built using modern brick and block cavity wall construction, providing additional space and comfort in keeping with contemporary standards.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

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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.

## GROUND FLOOR

Central front entrance door leading to:

### Hall

With stairs to first floor. Electric meters and consumer unit and door to:

### Lounge 4.13m x 3.18m

With window to front. Slate slab floor. Solid fuel stove fire. Alcove fitted cupboard. Understairs storage cupboard. Door to outside rear and door leading through to:

### Dining Room 4.77m x 3.00m

With two windows to front and side.

### Kitchen 4.13m x 2.00m

With single drainer sink, window to front. Three twin power points. Fitted shelves.

## FIRST FLOOR

Approached by staircase to:

### Landing

With night storage heater and door to:

### Front Bedroom 3.97m x 2.20m

With window to front. Two twin power points.

### Study 2.70m x 1.70m

Window to front.

### Front Bedroom 3.30m x 2.15m

Old fireplace with window to front.

### Bathroom

With panel bath, pedestal wash hand basin, low flush wc. Airing Cupboard housing factory lagged hot water cylinder.

### Bedroom 3.00m x 2.60m

Window to front and side.

### Outside

To front, open front forecourt parking area with gardens to both sides and additional area of woodlands to rear.

### Services

Mains electric, private water and drainage.

### General

The property occupies a pleasant location lying in the upper region of Cwm Rheidol. The property now requires home improvements which can be carried out to individual taste and requirements. For further details apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



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