



5 Bedroom Detached period house
Maesmynach, Devils Bridge
Aberystwyth, Ceredigion. SY23 4QY

ASKING PRICE: £310,000
www.iestynleyshon.com



Maesmynach, Devils Bridge, Aberystwyth, SY23 4QY

Nestled in the heart of the picturesque village of Devils Bridge, just 11 miles from Aberystwyth, this charming detached home offers the perfect blend of period character and modern living. Extended and enhanced over the years, it retains a wealth of original features including exposed beams and A-frames, character fireplaces, traditional tiled floors, and the unmistakable charm of a true period property. Steeped in history, Devils Bridge is world-renowned for its spectacular waterfalls and the iconic triple bridges three remarkable structures built centuries apart, one above the other from which the village takes its name. The original cottage is built of solid stone walls with external elevations rendered. Modern extension have been provided. The accommodation is both versatile and spacious, making it ideal for families or those seeking a home with space to entertain and work from.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

www.iestynleyshon.com

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

A hardwood Front entrance door entered under storm porch leading to:

Hallway

With quarry tiled floor. Stairs to first floor. Double panelled radiator. Doors off to:

Lounge 4.75m x 3.71m

Double glazed Upvc Georgian window to front. Attractive stone fireplace incorporating `Morso` multi-fuel cast iron stove fire raised slate hearth. Double panelled radiator. Exposed ceiling beams. Quarry tiled floor. Power points.

Dining Room 4.70m x 2.57m

Double glazed Upvc Georgian style window to front. Double panelled radiator. Exposed ceiling beams. Quarry tiled floor. Power points.

Kitchen 3.48m x 3.00m

Double glazed Upvc windows to rear elevation. Range of pine fronted fitted base and eye level units with work tops above. Stainless steel sink unit with mixer tap. Space for free standing cooker having extractor canopy over and fitted splashback, Space and plumbing for dishwasher. Ceramic tiled floor, pine panelled ceiling.

Rear Porch/Utility

Glazed windows to rear and side. Timber door to outside rear. Space and plumbing for washing machine. Ceramic tiled floor.

Conservatory 3.71m x 2.29m

Double glazed Upvc patio doors to outside rear with double glazed sidelights. Panelled radiator. Wood effect laminate flooring. panel glazed door to:-

Guest Bedroom 6.05m x 3.02m

Double glazed Upvc windows to side & front Wood effect laminated floor covering. Double panelled radiator. Power points.

Shower/Wet Room

Opaque double glazed Upvc window to rear. Suite comprising wc and wash hand basin plus wall mounted `Mira` electric shower unit Full ceramic wall tiling. Vinyl non slip flooring with drain.

FIRST FLOOR

Approached by easy rise staircase to:

Landing Original balustrade. Access hatch to loft space. Doors to:-

Bathroom 2.57m x 1.83m

Double glazed Upvc window to rear elevation. Suite comprising panelled bath with electric shower over, wash hand basin and `eco` flush wc. Panelled radiator. Timber panelled walls. Door to airing cupboard with fitted shelving.

Rear Bedroom 2.97m x 1.42m

Upvc double glazed window to rear. Partially exposed beams. Panelled radiator.

Other Bedroom 3.40m x 2.97m

Upvc glazed window to rear and side. Panelled radiator. Partially vaulted ceiling.

Front Bedroom 3.25m x 2.97m

Upvc double glazed window to front. Double built in cupboards, fitted shelving. Panelled radiator. Partially vaulted ceiling. Exposed beam.

Main Bedroom 2.97m x 2.84m

Upvc double glazed windows to front. Double panelled radiator. Original wood doors to built in cupboard.

Outside

Vehicular access by via wrought iron gate and railings with paved path leading to front entrance door. Parking to the side for two/three vehicles. There is a garden area to both sides of the house which are laid to lawn with shrubs and young trees. To the rear there is a paved patio and seating area with borders of shrubs and plants.

Garage 5.18m x 4.57m

Double Garage doors to front, pedestrian access door to side. Free standing oil fired Worcester boiler which heats hot water and central heating. Fitted shelving. Power and light. Mezzanine loft, stainless steel sink unit.

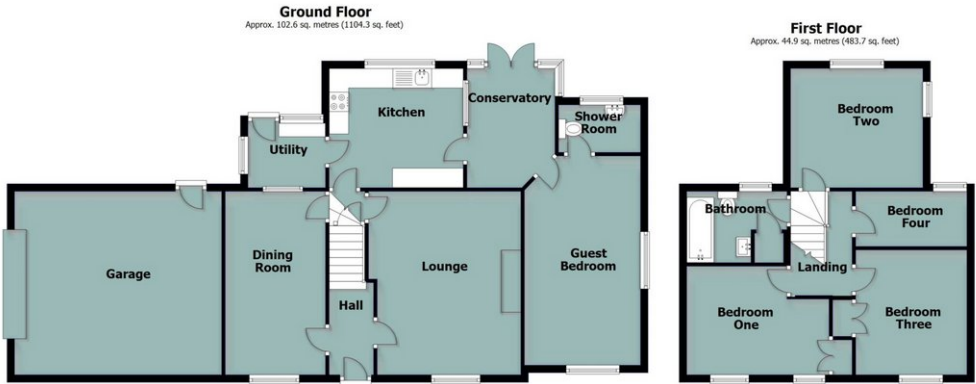
Services

Mains electricity and water. Private drainage. Oil central heating.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		



Total area: approx. 147.5 sq. metres (1588.1 sq. feet)