



Tanybryn , New Cross
Aberystwyth Ceredigion SY23 4LY
Guide price £335,000



Tanybryn enjoys a quiet edge of village location at the small rural village of New Cross. The village is only 5 miles inland from Aberystwyth the town providing for a good range of both local and national retailers in addition to the edge of town development stores.

Tanybryn is well laid out. The secondary lounge area is currently utilised as a fourth bedroom. The windows are double glazed and Tanybryn benefits from oil fired central heating.

In addition to the immediate grounds and off road parking there is also a paddock amounting to two acres or thereabouts included in the sale.

TENURE

Freehold

SERVICES

Mains electricity and water, private drainage.

VIEWING

Strictly by appointment with the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com

Tanybryn provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle digital camera.

FRONT DOOR TO

PORCH

Entrance door to

RECEPTION HALLWAY

Exposed engineered oak floor, radiator, storage cupboard. Access to roof space. Door to

LIVING ROOM

18'5 x 12'9 (5.61m x 3.89m)



Feature fireplace with slate hearth engineered oak floor, window to fore, radiator. Double doors to



SECONDARY LIVING ROOM

14'x 11'4 (4.27m'x 3.45m)



Windows to fore and side. Exposed engineered oak floor, radiator.

UTILITY ROOM

6'3 x 12'3 maximum (1.91m x 3.73m maximum)

Worktop with appliance spaces below. Plumbing for automatic washing machine, window to rear, radiator and door to side. Door to

CONSERVATORY

7' x 10'3 (2.13m x 3.12m)

Radiator, tiled floor.

SEPARATE WC

With wash hand basin

KITCHEN/DINING ROOM

25'8 x 11'7 (7.82m x 3.53m)



1½ bowl stainless steel sink unit with mixer tap. Range of base units, eye level and corner units incorporating an Indesit double electric over and four ring hob stainless steel extractor hood, worktops and tiled splashbacks. Airing cupboard, tiled floor, ceiling lights. Two windows to rear with fine views over the surrounding countryside. Radiator.



BATHROOM

8'7 x 9'6 (2.62m x 2.90m)



Shower cubicle Triton shower. Low level wc panelled bath and pedestal wash hand basin and linen cupboard. Heated towel rail. Obscured window to rear.

BEDROOM 1

11'8 x 11'9 (3.56m x 3.58m)



Fitted part mirrored wardrobe, radiator, window to

rear with fine views over the surrounding countryside.

BEDROOM 2

12'8 x 11'9 (3.86m x 3.58m)



Window to fore, radiator.

BEDROOM 3

9'7 x 11'4 (2.92m x 3.45m)

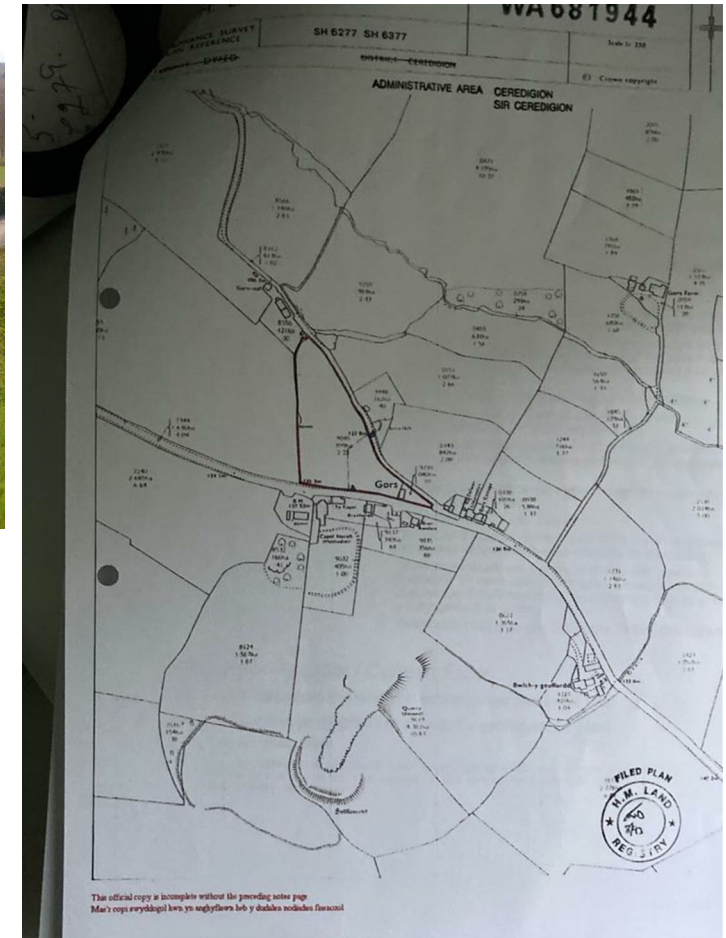
Window to fore, radiator.

EXTERNALLY



Tarmacadamed vehicular hardstanding to fore. Side paved area and paved pedestrian paths. Summer house. Rear lawn and lawn to side. Useful store room/cellar housing the oil fired central heating boiler. Oil tank and garden shed.

On the other side of the lane there is a pony paddock amounting to two acres or thereabouts. (Exact area to be confirm) and an useful modern general purpose outbuilding as highlighted in the photograph.



DIRECTIONS

From Aberystwyth take the A487 south to Penparcau. Take the A4120 left onto the Devils Bridge road and then immediately left on the B4340 Pontrhydfendigaid road and proceed to New Cross. Take the first left upon entering the village (just after the converted chapel on the right) and the bungalow is the first on the right hand side.

