



Sunny Hill , Llanfarian
Aberystwyth Ceredigion SY23 4QG
Guide price £325,000



A small-holding comprising

of a detached 2 bedroomed bungalow, purpose built stable block, general purpose outbuilding together with approximately 3½ acres of land.

Sunny Hill is situated just off the Llanfarian to Morfa Bychan road some 4 miles or so due south from the university and market town of Aberystwyth. The small-holding is situated in a popular area within close proximity to the Cardigan Bay coastline. Local amenities are available at the village of Llanfarian to include village stores and primary school whereas the aforementioned town of Aberystwyth has a good range of social, leisure and educational facilities to cater for the large local and student populations.

Sunny Hill is an early timber frame bungalow with a more recent conservatory extension benefiting from multi-fuel central heating and double glazing.

Externally the land is divided into several paddocks with vegetable patch and small pond. The 6 stables are purpose built with tack room/fodder store with adjoining concreted yard between the stables and the general purpose outbuilding..

TENURE:

Freehold

SERVICES

Mains electricity, private water, private drainage. Multi-fuel central heating.

VIEWING:

Strictly by appointment with the agents, Aled Ellis & Co. 16 Terrace Road, Aberystwyth (01970)

626160 or sales@aledellis.com

First block viewing Monday 5th April 2021. Contact the office for a slot.

Sunny Hill provides for the following accommodation. All room dimensions are approximate. All images have been taken by a wide angle lens digital camera.

ENTRANCE DOOR TO

FRONT UTILITY PORCH

10'4 x 5'9 (3.15m x 1.75m)

with plumbing for automatic washing machine and door to

KITCHEN

10'1 x 8'6 (3.07m x 2.59m)



comprising two and a half bowl stainless steel sink unit with mixer tap and base and eye-level units with appliance spaces and tiled splash-backs. Feature bread oven, exposed wooden floor and window to fore

HALLWAY

9'7 x 9'8 (2.92m x 2.95m)

with radiator and airing cupboard. Double doors leading to

DINING ROOM/ CONSERVATORY

14'4 x 16'1 (4.37m x 4.90m)



with door to rear garden

LIVING ROOM

9'5 x 15'5 (2.87m x 4.70m)



with an attractive brick fireplace with multi-fuel range on a raised slate hearth which runs the central heating system, radiator, and window to fore.

INNER HALL

with radiator and doors to

BEDROOM 1

9'6 x 15'5 (2.90m x 4.70m)

being L shaped maximum dimension. Window to rear and radiator.

BEDROOM 2

12'9 x 9'5 (3.89m x 2.87m)

with window to side and radiator

SHOWER ROOM

6'1 x 11'10 (1.85m x 3.61m)

comprising of shower cubicle with Mira shower, low level flush wc, pedestal wash hand basin,

shower cubicle with shower and screen, radiator, access to roof space and pull light switch

EXTERNALLY



Gated access from council maintained road to hard-standing leading to concrete yard and purpose built stable block comprising 6 stables, tack/fodder store together with integral garage with power connected.



Multi purpose outbuilding/workshop 50' x 30' with power connected and concreted floor.



Lawned areas to fore, side and rear, Shed housing the private water source Vegetable garden with greenhouse.



The land is divided into several paddocks all of which are flat with one sloping in nature.



DIRECTIONS

There are several alternative routes to the property. I would suggest the following for the first inspection.

Take the A487 coastal trunk road south to Rhydyfelin, turn right at the cross-roads, proceed over the bridge passing the church on your left taking the next turning right towards Morfa Bychan (signposted). Proceed for a mile or so and Sunny Hill is on your left hand side denoted by a For Sale board. Os Grid Reference SN5757746.

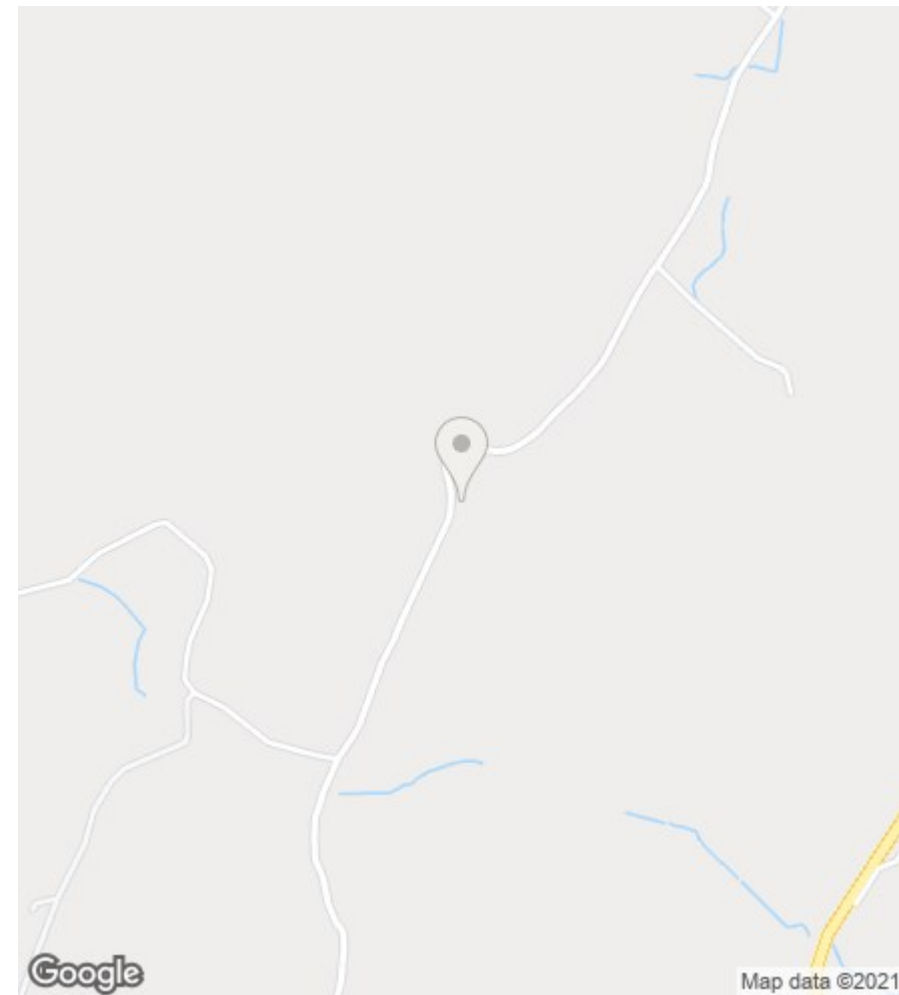


Ground Floor



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

Sunny Hill, Llanfarian



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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