

FOR SALE BY PRIVATE TREATY

A former Vicarage set in its own extensive grounds of approximately 1.1 acres comprising an Edwardian style stone house with 3 reception rooms: 5 Bedrooms: Kitchen: Utility room: Bathroom and W.C. Detached garage and timber stables. In need of updating. Attractively set to the outskirts of the village, 10 miles in land from Aberystwyth. www.raw-rees.co.uk: Known as:

THE VICARAGE DEVILS BRIDGE SY23 3JN



This attractive property is conveniently and privately located to the outskirts of the village accessed from the Elin valley mountain road via twin metal swing gates to a 'drive around drive'.

Internally the decor is very dated and it does not have a fitted kitchen. All items that a potential purchaser would relish personalising and would uplift the value.

Vendor likes:

Large Grounds
Architectural appearance
Quiet location

Agent likes:

Potential for improvement
Number of rooms
Blank canvas for renovation

The Vicarage Devils Bridge

JAP02293/061014

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyers are advised to obtain verification from their solicitor or surveyor.

ENTRANCE LOBBY:

Red quarry tiled floor.

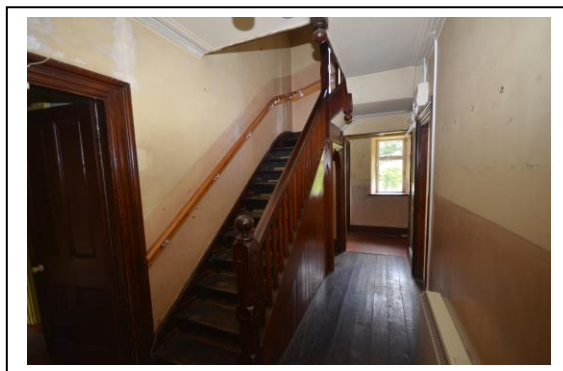
STUDY:

11'9 x 10' (3.58m x 3.05m)
Fireplace.



HALL:

Pine staircase rising to first floor with open coat hanging lobby under. Moulded cornice. Night storage heater.



LOUNGE:

12'6 x 12'3 (3.81m x 3.73m)
Fireplace. Moulded cornice. Picture rail. Alcove fitted cupboard.



DINING ROOM:



13'9 x 12' (4.19m x 3.66m)

Fireplace. Moulded cornice. Picture rail. Night storage heater

KITCHEN/BREAKFAST ROOM:



11'10 x 14' (3.61m x 4.27m)

Solid fuel Rayburn stove which also heats hot water. Red quarry tiled floor. Night storage heater.

UTILITY ROOM:

8'10 x 10'6 (2.69m x 3.20m)

Double drainer stainless steel sink unit. Red quarry tiled floor. Night storage heater.

LARDER:

5'6 x 6'4 (1.68m x 1.93m)

Red quarry tiled floor. Slate tops.

TOILET:

Low flush WC:

REAR LOBBY:

Red quarry tiled floor. Back door.

FIRST FLOOR:

LANDING:

Two windows to front.

BEDROOM 1:



11'9 x 10' (3.58m x 3.05m)

Fireplace

BEDROOM 2:

12'6 x 12'3 (3.81m x 3.73m)

Fireplace



BEDROOM 3:

13'9 x 12' (4.19m x 3.66m)

Fireplace.



BEDROOM 4:

12' x 14' (3.66m x 4.27m)

Fireplace



BEDROOM 5:

8'10 x 10'4 (2.69m x 3.15m)



BATHROOM:

Cast iron bath. Wash hand basin. Fitted airing cupboard. Night storage heater.



SEPERATE TOILET:

Low flush WC:

OUTSIDE

Accessed via twin metal swing gate to ‘drive around drive’. Extensive grounds now neglected and overgrown, extending to 1.1 acers or thereabouts. Attached **coal store** and **garden store** (9’9 x 6’)

DETACHED GARAGE:

10’ x 17’ (3.05m x 5.18m)

Twin doors. Rear window. Electric.

STABLE BLOCK:

20’ x 12’ approx. (6.10m x 3.66m)

Timber frame and clad. Concrete floor: Split into three.

SERVICES:

Mains electric & water.

Private drainage - in need of repairs.

COUNCIL TAX:

Band ‘G’

VIEWINGS:

Through agent’s office: -

Jim Raw-Rees & Co.,

1Chalybeate Street

Aberystwyth

Ceredigion. SY23 1HS

PRICE:

£239,000



DIRECTIONS

From Aberystwyth take the A487 south bound for 1 mile then bear left onto A4120 to Devils Bridge. In the centre of the village bear right onto the B4574 immediately after the Hafod Arms hotel the property is then on the right after 400 yards



*Thank you for enquiring about this property.
If you would like a **FREE** market appraisal valuation on your house,
please give me a call.*

Charles Raw-lee

Principal & Chartered Valuation Surveyor

In accordance with our client's charitable status (Registered Charity Number 1142813), the property will remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming.

N.B. this property will be sold subject to our client's standard covenants, further details of which are available upon request.



Energy Performance Certificate

Parsonage, Devils Bridge, ABERYSTWYTH, SY23 3JN

Dwelling type: Detached house Reference number: 9720-2883-7808-9604-5375
 Date of assessment: 07 October 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 07 October 2014 Total floor area: 172 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 12,735
Over 3 years you could save	£ 7,152

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 536 over 3 years	£ 270 over 3 years	
Heating	£ 10,173 over 3 years	£ 5,001 over 3 years	
Hot Water	£ 2,024 over 3 years	£ 312 over 3 years	
Totals	£ 12,735	£ 5,583	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 Not energy efficient - higher running costs

Top actions you can take to save money and make your home more efficient

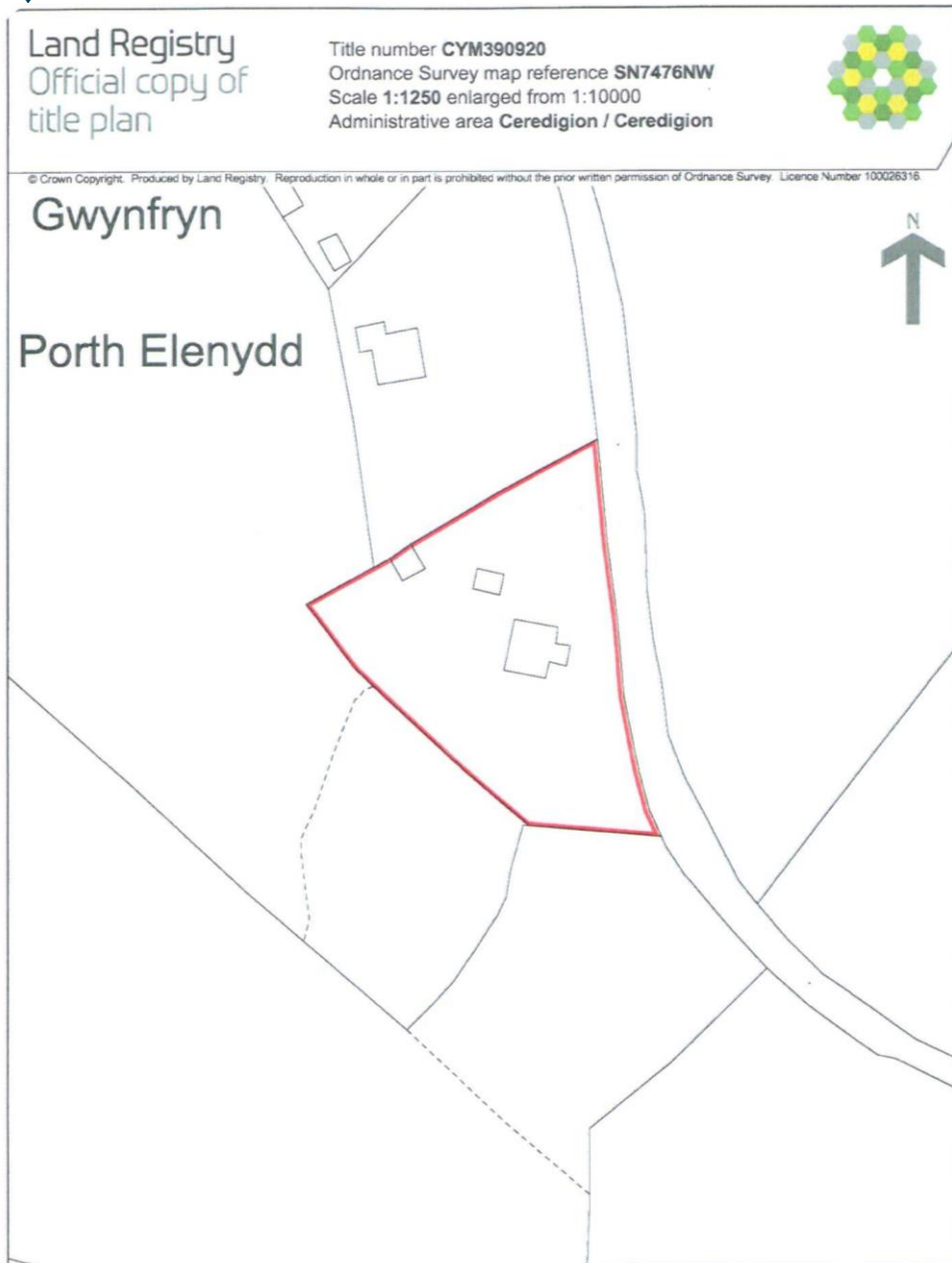
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 3,405	✓
2 Floor insulation	£800 - £1,200	£ 465	✓
3 Insulate hot water cylinder with 80 mm jacket	£15 - £30	£ 840	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

Regulated by RICS



This official copy issued on 3 April 2008 shows the state of this title plan on 3 April 2008 at 13:45:51. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Wales Office.

Please note the above image is not to scale and is for illustration purposes only.