



**PHILIP EVANS**  
ESTATES



**PENPOMPREN, CWMRHEIDOL, ABERYSTWYTH, SY23 3NB**

**£285,000** ASKING PRICE

A well-presented two-bedroom detached bungalow set within the picturesque Cwm Rheidol Valley, complete with a paddock and private woodland.

The property offers spacious accommodation including two double bedrooms, lounge, kitchen, bathroom/WC, decking area and off-street parking.

Freehold. Chain free.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

**FOR SALE**





## LOCATION

The property is situated in the picturesque village of Cwm Rheidol, approximately 10 miles inland from the vibrant coastal town of Aberystwyth. Nestled within the stunning Rheidol Valley, the area is renowned for its natural beauty, peaceful surroundings, and access to a range of outdoor pursuits including walking, cycling, and bird watching.

Local amenities can be found in the nearby village of Capel Bangor, just a short drive away, including a primary school and public house.

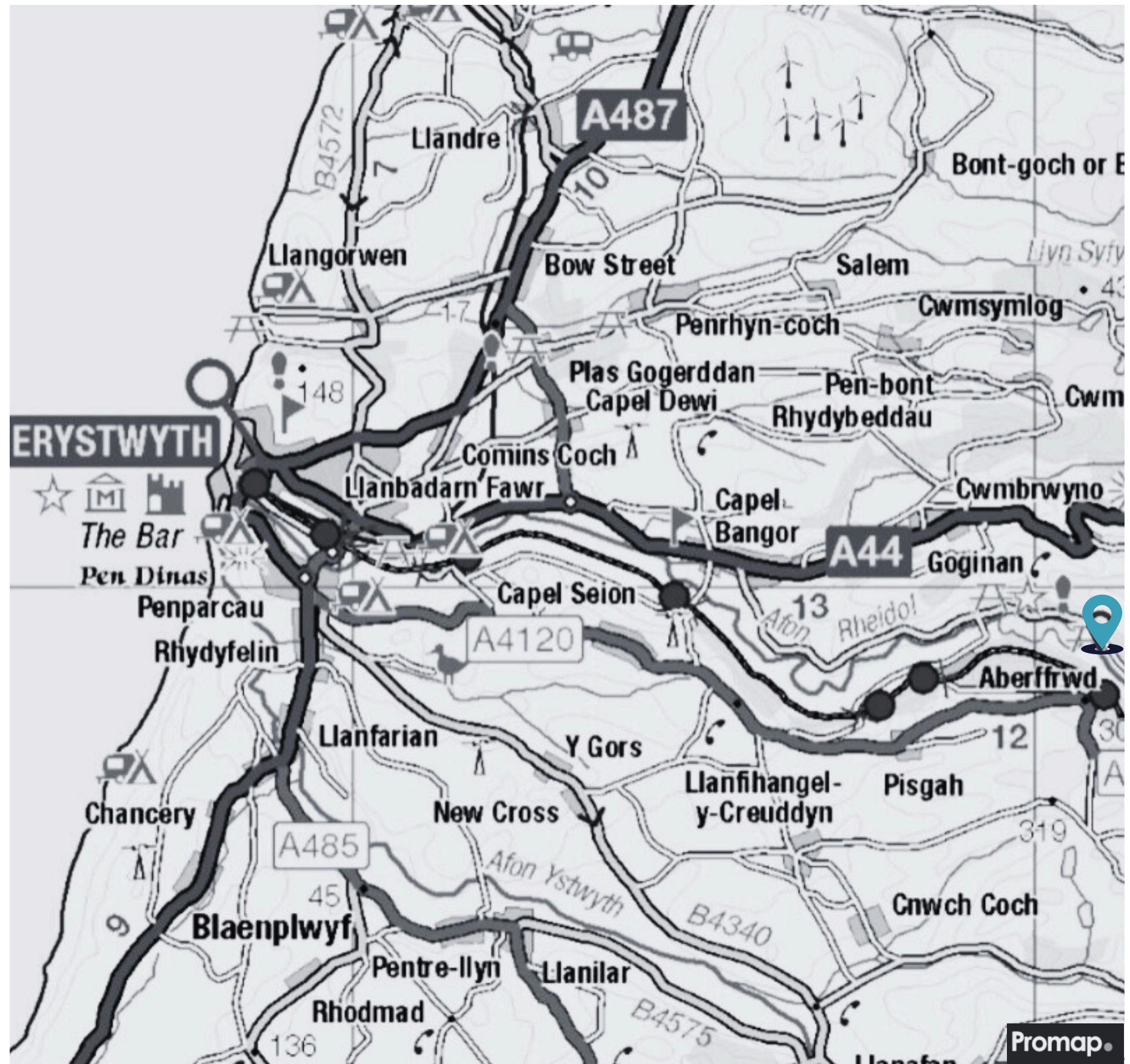
As the largest town in Mid Wales, Aberystwyth benefits from the Welsh Government Offices, The National Library of Wales, Aberystwyth University, Bronglais General Hospital and education in both English and Welsh.

## CONSTRUCTION

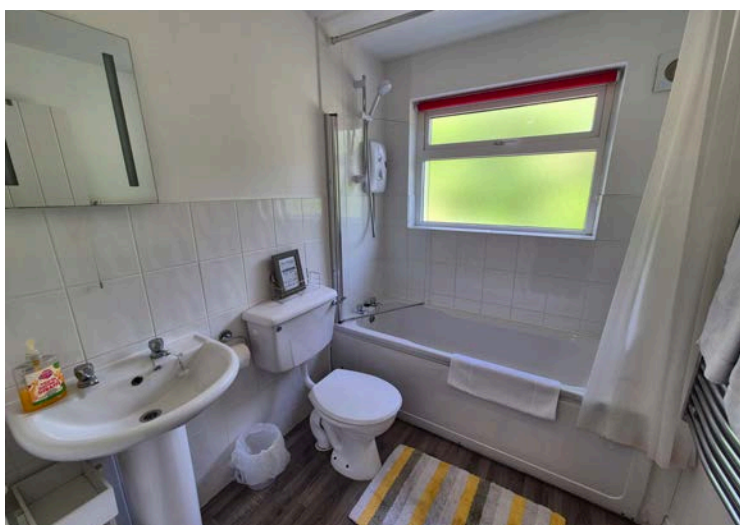
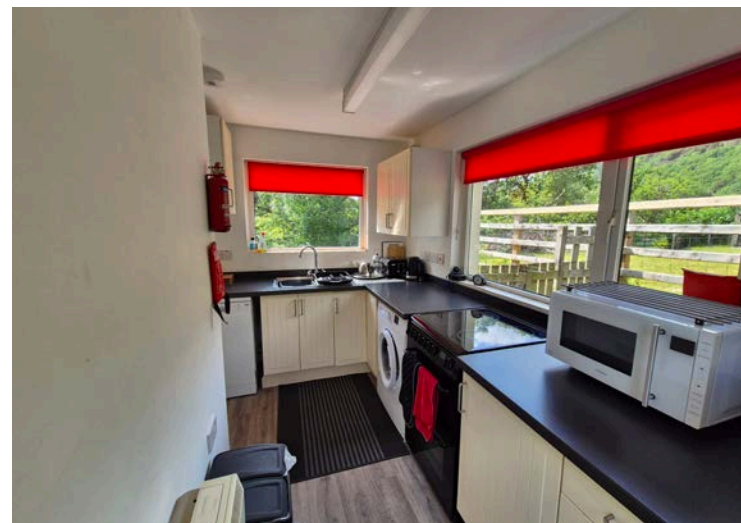
The property is a block construction with smooth render finish under a slated pitched roof.

## AGENT COMMENTS

This charming property offers a rare opportunity to enjoy life in one of Ceredigion's most scenic valleys but with easy access to Aberystwyth and its range of amenities. This property is suited for someone looking to enjoy a rural lifestyle and making the most of the 1.30 acres of land including a private woodland.







## GROUND FLOOR

Entrance hallway with doors leading to:

### Bedroom 1

2.2m x 4.14m

Double bedroom with terracotta carpet. White walls with exposed wooden beams. Dual aspect window. Storage heater. Fitted wardrobe.

### Lounge

3.45m x 4.06m (max)

Spacious living area. Grey carpet. White walls with exposed wooden beams. Dual aspect windows. Multi fuel stove set on a slate heath.

Door providing access to hallway leading to the following:

### Bedroom 2

3.23m x 3.05m

Double bedroom with light grey carpet flooring. White walls. Double window. Storage heater.

### Bathroom

2.13m x 1.75m

Grey wooden effect vinyl flooring. White walls. White wall tiles to the wet areas. White sanitaryware to include a bath (electric shower above), WC and pedestal wash hand basin. Stainless steel towel rail. Mirrored cabinet. Frosted window.

## Kitchen

1.65m x 3.76m

Grey wooden effect vinyl flooring. White walls. Fitted wall and base units. Black worktop and upstands. Freestanding oven. Freestanding undercounter fridge. Plumbing facilities for a washing machine. Stainless steel sink with draining board. Dual aspect window overlooking the paddock. Door to rear patio and decking area. Storage heater.

## EXTERIOR

There is off road parking for 2 vehicles. Decking area to the side. There is approximately 1.30 acres consisting of 0.36 of woodland. See plan.

## SERVICES

Chain | No chain  
Tenure | Freehold

Heating | Electric  
EPC | 48 (E)

Gas | N/A

Electric | Mains

Water | Mains

Sewerage | Private

Telephone | BT

Tax Band | Band C







The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

### VIEWING

All viewings will be accompanied and are strictly by prior arrangement with the joint selling agents.

**Philip Evans Estates**

**T** | 01970 625333

**E** | mail@philipevans.com

**Aled Ellis & Co**

**T** | 01970 626160

**E** | sales@aledellis.com

**IMPORTANT NOTICE** Any intending purchasers will be required to produce identification to prove their identity within the terms of the Money Laundering Regulations. This may include a copy of your passport/ photo driving license and a recent utility bill. Philip Evans Estates will also require sight of proof of funds prior to the Notification of Sale being sent to Solicitors.

Philip Evans Estates and its clients give notice that 1| They are not authorised to make or give any representations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise. 2| Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Philip Evans Estates has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



**PHILIP EVANS**  
ESTATES



**ALED**  
**ELLIS**