



Porth Elenydd , Devils Bridge
Aberystwyth Ceredigion SY23 3JN
Guide price £595,000



A wonderful opportunity has arisen to acquire

a Victorian Colonial style detached 5 bedroomed property with original features together with modern annexe and large landscaped grounds.

Porth Elenydd is well situated on the edge of the village within walking distance of the Hafod Arms and the Vale of Rheidol Railway terminus. There are some delightful walks nearby and a scenic road leads from Cwmystwyth over the Elan Valley in Rhaeadr/Rhayader.

The University and Market town of Aberystwyth is some 12 miles travelling distance on the coast the town having a good range of both local and National retailers to cater for the large local and student accommodation.

All the bedrooms at Porth Elenydd have modern ensuite facilities (see floorplan), fabulous views and the property derives a good income through the Holiday letting enterprise which has been enhanced by the letting annexe (La Petite Mansion) which is situated in the grounds with it's own vehicular hardstanding and garden, (see photograph). Information about the generous income generated will be made available to bona fide parties only.

Porth Elenydd retains original features which prospective purchasers will appreciate during their inspection. The large front conservatory, sitting hall and living room alone are well worthy of inspection. More modern features include the recently fitted kitchen and en suite facilities.

TENURE

Freehold.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating and part underfloor heating.

VIEWING

Strictly by appointment with the sole selling agents:- Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

Porth Elenydd provides for the following accommodation. Please refer to the floorplan included with the particulars which highlight the multi purpose accommodation which is

on offer. All images have been taken with a wide angle lens digital camera.

Double Side Entrance Door to

PORCH

Tiled floor and door to

MODERN KITCHEN BREAKFAST ROOM

15'2 x 12 (4.62m x 3.66m)



Comprising an excellent range of both base and eye level units incorporating a 4 ring hob, ZANUSSI halogen hob, BEKO double electric fan oven, BEKO fridge freezer, ZANUSSI wash machine and BEKO dishwasher. Worktops and splashbacks, 1 ½ bowl ceramic sink with mixer/spray tap. Glass fronted display cabinet with drawer. Further recess cupboard, ceiling lights, laminated floor and windows to side.

WALK IN PANTRY

6'9 x 3 (2.06m x 0.91m)

With slate slab.

Inner Hallway

With understairs storage cupboard, large linen cupboard, radiator, doors to bedroom and access to

SITTING HALL

13'2 x 11'3 (4.01m x 3.43m)



A delightful room with a most attractive Victorian fireplace with a wood burner on a slate hearth and wooden mantle & surround. Atrium, bay window, panelled wall features, feature exposed beams, radiator and laminated floor.

LIVING ROOM

18 x 13'2 (maximum dimensions) (5.49m x 4.01m (maximum dimensions))



With an attractive fireplace with woodburning range on a

slate heart, bay window, feature exposed beams, shelving and radiator. Access to



SUN LOUNGE

10'9 x 8'8 (3.28m x 2.64m)



With French doors to side patio and laminated floor.

FRONT CONSERVATORY

10'1 x 32'7 (3.07m x 9.93m)



A delightful aspect overlooking the grounds to the fore, radiator. French doors and radiator.

BEDROOM 2

17'6 x 11'6 (5.33m x 3.51m)



With French door to rear garden, ceiling lights and radiator.

EN SUITE SHOWERROOM

7'1 x 6'2 (2.16m x 1.88m)



Comprising shower cubicle, low level flush wc, wash hand basin set in vanity cupboard and under stairs storage cupboard, shaving point and mirror. Radiator and ceiling lights.

BATHROOM

7'5 x 8 (2.26m x 2.44m)



Comprising panelled bath with mixer tap, pedestal wash hand basin and wc. Radiator, half tiled walls and radiator.

BEDROOM 4

13 x 11 (3.96m x 3.35m)



With recess, feature fireplace with shelving, radiator and door to

SITTING ROOM

6'3 x 13'7 (1.91m x 4.14m)



With French doors to garden.

BEDROOM 3

12 x 9'8 (3.66m x 2.95m)



With windows to fore and side, feature fireplace and opening to en suite.

BEDROOM 3 EN SUITE

12 x 5'2 (3.66m x 1.57m)



With wc, wash hand basin, shower cubicle, feature fireplace and window to side. Former door to inner hallway.

FIRST FLOOR ACCOMMODATION

LANDING

With access to useful under eaves storage. Doors to

MASTER BEDROOM 1

17'6 x 11'8 (5.33m x 3.56m)



With radiator and French doors to

BALCONY



With views to rear.

SHOWERROOM

6'3 x 5'8 (1.91m x 1.73m)



With shower cubicle, low level flush wc and wash hand basin set in vanity cupboard. Fully tiled and ceiling lights.

DRESSING AREA

5'1 x 5'9 (1.55m x 1.75m)

With access from Master Bedroom.

FAMILY BEDROOM 5

11'8 x 6'9 (3.56m x 2.06m)



With windows to side, radiator and large under eaves storage area.

LETTING ANNEXE – La Petite Maison



The annexe has it's own designated parking and external garden with paved area with hot tub to the rear.

La Petite Maison provides for the following accommodation.

Entrance Door to

Open plan accommodation.

LIVING AREA

15'8 x 10'9 (4.78m x 3.28m)



With French door to rear, night storage heater, laminated floor and 2 windows to side.

BEDROOM AREA

7'6 x 7'8 (2.29m x 2.34m)



Door to

EN SUITE SHOWERROOM

2'3 x 7'6 (0.69m x 2.29m)

Comprising low level flush wc, pedestal wash hand basin with mixer tap. Wet shower and tiled floor.

KITCHENETTE

7'6 x 4'4 (2.29m x 1.32m)



With single drainer stainless steel sink nit with mixer tap. Base units incorporating a 4 ring Halogen hob and BEKO

electric cooker with stainless steel extractor fan hood over. Microwave, fridge and dishwasher.



EXTERNALLY



Sweeping driveway to vehicular hardstanding and lounging area.
Large mainly level to gently sloping front garden mainly laid to lawn well situated with trees and shrubs.
There are also lawned areas to the rear with secluded south facing paved patio area with hot tub.



From Aberystwyth take the A487 trunk road South to Southgate/Penparcau before turning left on the A4120 Devils Bridge road. Proceed through the village turning right immediately after the Hafod Arms on to the Cwmystwyth toad. Proceed for quarter of a mile and Porth Elenydd is on the right hand side.

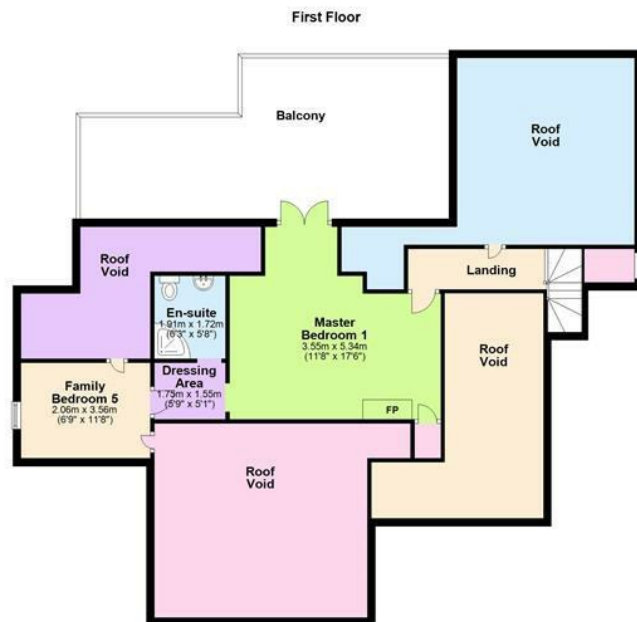


GARAGE/WORKSHOP

Boilerroom housing the oil fired central heating boiler.
Oil tank.

DIRECTIONS



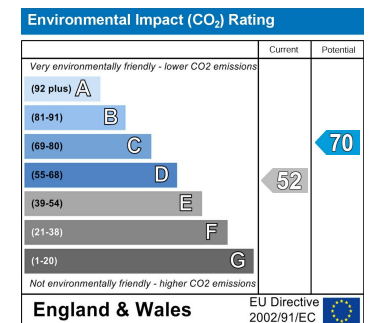
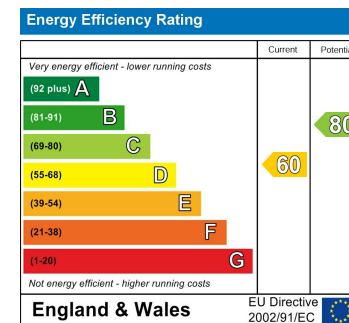


Total area: approx. 309.7 sq. metres (3334.0 sq. feet)

The Floor plans are for guidance only.

Plan produced using PlanUp.

Porth Elenydd, Devils Bridge, Nr Aberystwyth



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