



**TANYBWLCH
TRISANT
ABERYSTWYTH
SY23 4RG**



- **DETACHED 2-BEDROOM COTTAGE**
- **CONSTRUCTED BY OUR CLIENTS GRANDFATHER IN 1910**
 - **RETAINS ORIGINAL CHARACTER AND FEATURES**
- **RECENTLY RE-ROOFED AND REPLACEMENT WINDOWS AND DOORS**
 - **LARGE REAR GARDEN WITH COUNTRYSIDE OUTLOOK**

**OFFERS IN THE REGION OF
£235,000**

DESCRIPTION

Charming Detached 2-Bedroom Cottage

A rare opportunity to acquire this characterful detached cottage, constructed circa 1910 by our client's grandfather. The property has remained in the same family for over 115 years and has been lovingly occupied by our client since April 1949.

Set in a semi-rural location, the cottage enjoys countryside views, while still being within easy reach of the larger village of Devil's Bridge, home to its world-famous waterfalls.

The accommodation includes two bedrooms and retains much of its original character and features, offering a unique blend of charm and comfort. Recent updates include replacement windows and doors, and the property has been re-roofed, providing peace of mind for future owners.

Outside, the cottage boasts a large rear garden, perfect for enjoying the tranquil surroundings or for further landscaping potential.

A truly unique home with deep roots and history, now ready to begin its next chapter.

LOCATION

The nearby village of Devil's Bridge with its renowned waterfalls and Vale of Rheidol Steam Railway station is within easy reach. The west Wales coastal, University and market town of Aberystwyth – with its Victorian Promenade set adjoining the Cardigan Bay coastline - is within 12 miles distance and provides for a number of both local and national retailers within. There is a main Railway Terminus within the town allowing easy access to both North Wales, the Midlands and beyond.

ACCOMMODATION – of approximate dimensions

Double glazed main entrance door into:

HALLWAY	Quarry tiled floor, stairs to first-floor accommodation and doors off to:
LIVING ROOM	13'11 x 10'6 Double glazed windows front and rear, tiled open fireplace with feature shelf over and hand carved supports, original glass fronted cupboard with drawers beneath, further handmade alcove cupboard, quarry tiled floor, under stairs storage cupboard and open beamed ceiling
KITCHEN	13'8 x 6'9 max Double glazed window to front tiled open fireplace, base units incorporating single bowl and drainer sink unit, free standing 'Tricity' electric oven, open beam ceiling.

FIRST FLOOR ACCOMMODATION

LANDING Double glazed windows to front and rear, entrance to loft area above and doors to:

BEDROOM ONE **13'7 x 6'10**
Double glazed Window to front.

BEDROOM TWO **9'4 max x 6'10**
Double glazed Window to front.

BATHROOM **9'2 max x 6'6 max**
Low level flush WC pedestal wash hand basin, double glazed window to rear, tiled walls, glazed and tiled shower cubical with 'Triton' electric shower and shelved airing cupboard.

EXTERNALLY A gravelled track leads to a concrete forecourt to the front of the property with an adjoining mainly lawned front garden. Pathway leads along one side of the main dwelling and to the other is a further car parking and turning area. To the rear is a large 2 mainly lawned level rear garden.

ADJOINING SHED **14'5 x 11'8**
Set adjoining one side of the main dwelling with main entrance door, windows two front and side and concrete floor.

TENURE We are advised that the property is Freehold.

SERVICES We are advised that Mains Electricity and Water is connected to the property, with a private drainage supply.

VIEWING Strictly by appointment with Ystadau Hiwse Estates.
01970 294 139

What3Words: **///glow.imparting.unzipped**

DIRECTIONS Follow the A4120 road into the village of Devils Bridge taking the right hand turning adjacent to the village War Memorial. Follow the road along for a short distance taking the right hand turning just before the village primary school onto a small country lane. Follow this lane for approximately one mile, ignoring all turnings and upon reaching the top of the brow the lane to the property will be found on the right-hand side of the road.

PROOF OF FUNDING
We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).

MONEY LAUNDERING

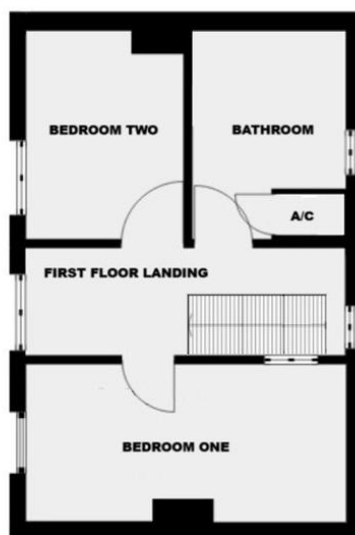
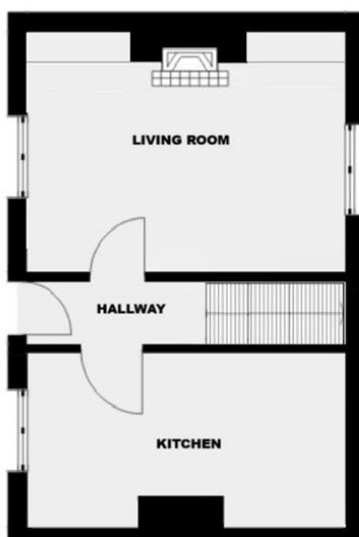
Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.

GENERAL

All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

FLOORPLAN



PLEASE NOTE. THIS PLAN REPRESENTS THE LAYOUT OF THE PROPERTY AND IS NOT TO ANY SCALE.

EPC

On Order



















