



**FORMER TYNLLIDIART ARMS
CAPEL BANGOR
ABERYSTWYTH
CEREDIGION
SY23 3LR**



- **FORMER WELSH COUNTRY PUB, ONCE HOME TO THE 'GWYNANT BREWERY' WHICH CLAIMED TO BE THE "SMALLEST COMMERCIAL BREWERY IN THE WORLD"**
- **NOW PROVIDING SPACIOUS LIVING AREAS INCLUDING CONTEMPORARY KITCHEN/DINER, LOUNGE, AND GROUND FLOOR SHOWER ROOM**
- **FULLY RENOVATED INTO A MODERN 3-BED FAMILY HOME, EACH BEDROOM WITH EN-SUITE**
- **MANAGEABLE GARDENS, OFF-ROAD PARKING, AND GARAGE INCLUDED**
- **LOCATED IN CAPEL BANGOR, JUST 5 MILES FROM ABERYSTWYTH AND CLOSE TO THE SCENIC RHEIDOL VALLEY**

CHARMING FORMER WELSH COUNTRY PUB TURNED STYLISH FAMILY HOME!
A Welsh country pub, now fully converted and upgraded to provide a high-quality modern family home, situated in the desirable village of Capel Bangor.

Once home to the renowned 'Gwynant Brewery', which claimed to be the smallest commercial brewery in the world, this distinctive property now offers spacious and well-appointed accommodation, combining historical charm with modern living standards, such as triple glazed windows to the majority of the property.

The property comprises three generous double bedrooms, each benefiting from en-suite facilities, a contemporary open-plan kitchen and dining area, a comfortable lounge, and a ground floor shower room. Externally, the home enjoys manageable gardens, ample off-road parking, and a garage.

LOCATION

Capel Bangor is conveniently located just 5 miles from the thriving university town of Aberystwyth, which offers a full range of amenities including shops, schools, the National Library of Wales, Aberystwyth University, government offices, and Bronglais General Hospital. The town also boasts a scenic seafront promenade, marina, and fishing harbour along the stunning Cardigan Bay coastline.

The nearby Rheidol Valley (Cwm Rheidol) provides a picturesque setting for outdoor pursuits, with attractions such as a major hydro-electric power station and opportunities for fishing, walking, and cycling.

This is a rare opportunity to acquire a beautifully finished home with historic significance, in a sought-after West Wales village location.

PRICE: Offers in the region of £275,000.00 will be considered.

ACCOMMODATION – of approximate dimensions

Triple Glazed Main Entrance door into:

HALLWAY Tiled floor, stairs to the first-floor accommodation and doors to:

LIVING ROOM **20'10 x 12'9**
Triple glazed windows to front and side, triple glazed glass panelled rear entrance door, feature walls, heater, integral spot lighting and under stairs storage cupboard.

KITCHEN DINING ROOM **20'6 x 11'6max/9'9 min**
Triple glazed window to front, heater, integral spotlighting, tiled floor, base and wall units, 1 1/2 bowl and single drainer sink unit with mixer taps over, electric oven, 4 ring electric

hub with filter hood over, integral fridge and freezer and opening to:

REAR HALL

Tiled floor, walk in storage cupboard with hot water cylinder and doors to:

SHOWER ROOM

9'9 x 4'11

Pedestal wash and basin, glazed shower cubicle with mains shower, extractor fan, integral spotlighting, tiled floor and tiling to some walls.

UTILITY ROOM

10'3 x 7'4

Tiled floor, work surface, plumbing for washing machine, electric box, triple glazed window to side and triple glazed rear entrance door.

FIRST FLOOR ACCOMMODATION

HALF LANDING

Opening to the Main Landing and opening to:

REAR LANDING

Door to:

BEDROOM THREE

11' x 10'2

Double glazed window to rear, skylight, heater and door to:

EN SUITE

6'7 x 5'11

Tiled floor, pedestal wash hand basin, Glazed shower cubicle with mains shower, triple glazed window to side and low-level flush WC.

MAIN LANDING

Entrance to loft area above, heater and doors to:

BEDROOM ONE

13' x 12'5 + Hallway

Triple glazed window to front and side, heater, opening to:

HALLWAY

Triple glazed glass panelled rear entrance door and doors to:

WALK IN WARDROBE

8'1 x 3'5

EN SUITE

8'1 x 5'1

Tiled floor, low level flush WC, pedestal wash and basin, large, glazed shower cubicle with shower and rain head, extractor fan and integral spot lighting.

BEDROOM THREE	14'11max/8'5 min x 13'3 max Being L-shaped in nature, two-triple glazed windows to front, large double built in wardrobes and door to:
EN SUITE	8'3 x 6'10 min Tiled floor, pedestal wash and basin, low level flush WC, panelled bath with mixer taps, glazed shower cubicle with shower and rain head.
EXTERNALLY	To the front of the property is a hard surfaced forecourt providing off road car parking. A gated pathway leads along the side of the property to a rear sitting area with steps elevating to a further low maintenance sitting area adjoining open farmland to the rear. Small storage shed.
GARAGE	Situated at the further end of the terrace.
TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains Electricity and Water is connected to the property. Private Drainage.
VIEWING	Strictly by appointment with Ystadau Hiwse <i>Estates</i> . 01970 294 139
What3Words:	<i>///stocky.starfish.shears</i>
DIRECTIONS	From Aberystwyth, follow the A44 road into Capel Bangor the property will be found on the left-hand side of the road before the right hand turning towards Cwmrheidol.
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.













EPC – On Order