



**YR HEN EFAIL
CAPEL SEION
ABERYSTWYTH
SY23 4ED**



- **DETACHED 2-BEDROOM BUNGALOW IN THE HEART OF CAPEL SEION, JUST 4 MILES FROM ABERYSTWYTH**
- **LARGE, LEVEL PRIVATE GARDENS WITH PATIO, FISHPOND, AND SCOPE TO EXTEND (SUBJECT TO PLANNING)**
- **CONSERVATORY TO THE REAR OVERLOOKING THE GARDEN, OFFERING PEACEFUL VIEWS**
- **PRIVATE TARMAC DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES PLUS DETACHED GARAGE**
- **SOLAR PANELS GENERATING APPROX. £2,000 PER YEAR VIA FEED-IN TARIFF**

OFFERS INVITED IN THE REGION OF £249,995

Yr Hen Efail, Capel Seion – A Rare Opportunity

Situated in the heart of the popular residential village of Capel Seion, Yr Hen Efail is a detached two-bedroom bungalow offering privacy, space, and excellent potential for future development. The property sits on a generous plot, set back from the road and approached via a private tarmac driveway with ample parking for several vehicles, as well as a detached garage.

One of the key features of this property is the large, level garden which surrounds the bungalow, offering an exceptional degree of privacy. This outdoor space will appeal to keen gardeners and also presents a superb opportunity to extend the property, subject to the necessary planning consents. To the rear, a conservatory opens onto the garden, which includes a patio seating area and a delightful, stocked fishpond—an ideal setting for outdoor relaxation and entertaining.

The bungalow has been well maintained by the current owners but would benefit from some modernisation, providing a blank canvas for buyers to create a home tailored to their own tastes. In addition, the property benefits from solar panels, which we are advised currently generate approximately £2,000 per year through the Feed-in Tariff scheme—an attractive financial incentive for any prospective owner.

Capel Seion lies just four miles from the university town of Aberystwyth, which offers a wide range of social, leisure, and educational facilities. The location provides the best of both worlds—peaceful rural living within easy reach of the town and coast. Just a short drive inland brings you to the renowned tourist attraction of Devil's Bridge and spectacular views over the Rheidol Valley.

Yr Hen Efail represents a fantastic opportunity for anyone seeking an accessible and well-located bungalow with considerable potential, whether for modernisation, expansion, or simply to enjoy its existing charm and outdoor space.

ACCOMMODATION

(of approximate dimensions)

Open Fronted Reception Porch

Double Glazed Main Entrance Door with double glazed side panel into:

HALLWAY	Radiator, entrance to loft area above and doors off to:
LIVING ROOM	21'6" x 10'4" Double glazed windows to front and rear, two radiators and feature fireplace with stone surround on slate hearth.
KITCHEN	13'4" x 11'10" Base and wall units, appliance spaces, cooker with hob above, stainless steel sink with mixer tap, window to rear, part tiled walls, airing cupboard, cupboard housing the LPG Central Heating boiler and door to:
CONSERVATORY	15'7 x 9'1 Double glazed windows to side and rear overlooking the fishpond and gardens, double glazed sliding door to exterior. The conservatory is also utilised as a utility area with fitted units, sink unit with mixer taps over.
SHOWER ROOM	8' x 5'10" Glazed shower cubicle with electric shower, low level flush WC, wash hand basin, vanity unit, radiator, tiled walls double glazed window to front.
BEDROOM ONE	11'8" x 10'7" Double glazed window to front and radiator.

BEDROOM TWO	11'7" x 10'8" Double glazed window to rear and radiator.
EXTERNALLY	The grounds and the plot size are a particular feature of this property To the front and side of the property is a tarmacadam driveway and parking area. To the further side and rear are large many lawned and level gardens, with stocked fishpond and patio area.
DETACHED GARAGE	21'11" x 12'5 Power and lighting connected. Electric remote control up and over door and double-glazed windows to side. To the rear of the garage is an adjoining Aviary.
SOLAR PANELS	We are advised that the Solar Panels generate approximately £2,000 per annum feed in tariff.
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 and LPG central heating system.
VIEWING	Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139
What3Words:	///radiated.weeknight.beard
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.

















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Yr Hen Efail Capel Seion ABERYSTWYTH SY23 4ED	Energy rating D
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Valid until 10 June 2035	Certificate number 2782-7162-2781-5614-9816
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Plan for identification purposes only - Not to Scale