



**THE OLD VICARAGE
CAPEL BANGOR
ABERYSTWYTH
SY23 3LZ**



- **IMPRESSIVE DETACHED FORMER VICARAGE OFFERING FOUR DOUBLE BEDROOMS PLUS A SELF-CONTAINED DOUBLE-BEDROOM ANNEX**
- **EXCELLENT DECORATIVE ORDER THROUGHOUT, WITH DOUBLE GLAZING AND CENTRAL HEATING**
- **GENEROUS ACCOMMODATION INCLUDING THREE RECEPTION ROOMS, FITTED KITCHEN, CONSERVATORY AND TWO BATHROOMS**
- **SET ON A GOOD-SIZED PLOT WITH AMPLE PARKING, TURNING SPACE AND AN ATTRACTIVE PRIVATE GARDEN**
- **SOUGHT-AFTER CAPEL BANGOR LOCATION NEAR THE CWM RHEIDOL VALLEY, VALE OF RHEIDOL STEAM RAILWAY AND WITHIN 5½ MILES OF ABERYSTWYTH**

An Impressive Former Vicarage with Self-Contained Annex in a Sought-After Village Location near to Aberystwyth.

An impressive and beautifully presented detached former Vicarage, offering generous four-bedroom accommodation alongside a self-contained double-bedroom annex. The property benefits from double glazing and central heating throughout and enjoys a pleasant private garden. Maintained to an excellent decorative standard, this is a home of real presence and quality, and one that is highly recommended for inspection.

The main house provides generous and versatile accommodation, comprising three reception rooms, a well-fitted kitchen and a conservatory on the ground floor. To the first floor are four double bedrooms and two bathrooms.

Set within generous grounds, the property enjoys ample turning and parking space. The private garden is attractively paved and laid to lawn, offering a pleasant and easily maintained outdoor space. The self-contained annex is ideal for multi-generational living, guest accommodation, or potential rental income.

The property occupies a very popular and convenient position within the sought-after village of Capel Bangor; a thriving rural community located just east of Aberystwyth. The village is well regarded for its friendly atmosphere, local amenities and excellent access to both countryside and town living. Capel Bangor lies close to the stunning Cwm Rheidol valley, an area of outstanding natural beauty characterised by wooded hillsides, waterfalls and riverside walks.

Cwm Rheidol is perhaps best known for the historic Vale of Rheidol Steam Railway, which runs from Aberystwyth through the heart of the valley to Devil's Bridge. This iconic narrow-gauge railway offers a scenic journey through spectacular countryside and is a major attraction for both residents and visitors alike, celebrating the area's rich industrial and natural heritage.

Aberystwyth is situated approximately 5½ miles away and provides a comprehensive range of amenities. The town is home to Aberystwyth University, one of Wales' most prestigious academic institutions, and the National Library of Wales, a nationally significant cultural landmark. Aberystwyth also hosts local and national government offices, an abundance of national and independent retailers, cafés and restaurants, and a lively cultural scene. The town's attractive promenade and harbour sit alongside the beautiful Cardigan Bay coastline, offering stunning sea views, coastal walks and access to sandy beaches.

OFFERS IN THE REGION OF £795,000

ACCOMMODATION – of approximate dimensions

Double glazed part glass panelled main entrance door into:

HALLWAY	Stairs to 1st floor accommodation, coved ceiling, under stairs storage cupboard and doors leading off to:
SITTING ROOM	13'6 max x 11'2 + Bay Feature fireplace with decorative timber surround, double glazed window to front, double glazed Bay window to side and coved ceiling.
DINING ROOM	13'8 max x 11'4 + Bay Double glazed windows to front, double glazed Bay window to side and feature fireplace with decorative timber surround.
LIVING ROOM	12'5 x 14'/12'2 Open fireplace setting a pointed stone surround with slate hearth and timber mantle - which extends to a TV shelf, coved ceiling, alcove cupboard, door to kitchen and glass panelled double doors through to:

CONSERVATORY **17'6 x 11'11**
Double glazed windows to front, side and rear, tiled floor, double glazed French doors the front and vaulted tongue and grove ceiling.

FARMHOUSE KITCHEN **14'11 x 14'7**
Comprising of base and wall units, integral appliances to include fridge and freezer and dishwasher, oil fired 'Aga' range which also can heat the domestic hot water, with filter hood over, 4 ring ceramic hob, electric oven, double glazed windows to rear and side, Part tiled walls, island unit with 'Butchers Block' style work surfaces, Single bowl and drainer sink unit with mixer taps over, display unit and Cove ceiling. Door to:

UTILITY **9'1 x 5'1**
Double glazed windows to side and rear, plumbing for washing machine, vaulted tongue and groove ceiling and double glazed glass panels side entrance door.

FIRST FLOOR ACCOMMODATION

MAIN LANDING Entrance to loft area above, coved ceiling, shell the airing cupboard and doors off to:

BEDROOM ONE **12'8 x 11'3/9'5**
Double glazed windows to front and side and fitted wardrobes.

SHOWER ROOM **5'9 x 4'11**
Tiled floor glazed and tiled shower cubical with large, fixed head shower and further shower attachment, low level flush WC, double glazed window to front, pedestal wash hand basin, vanity mirror with light and chrome effect ladder style radiator.

BEDROOM TWO **12'7 x 11'8'8**
Double glazed windows to front and side and fitted wardrobes.

BEDROOM THREE **14'10 max x 11'4 max**
Extensive range of built in wardrobes, double glazed windows to side and rear, coved ceiling and integral lighting.

BEDROOM FOUR **12'6 min x 10'7'11**
Double glazed windows to side and rear, extensive range of fitted wardrobes.

BATHROOM **11'1 x 8'9/7'6**
Double glazed window to rear, tiled walls, glazed and tiled shower cubicle, pedestal wash hand basin, low level flush WC, panelled bath with mixer taps and shower attachment, coved ceiling and integral lighting.

SELF CONTAINED ANNEX

Main entrance door into:

HALLWAY & UTILITY **19'1 x 5'6 max**
Window to rear, single bowl and drainer sink unit, door opening to open plan Living Kitchen and door to:

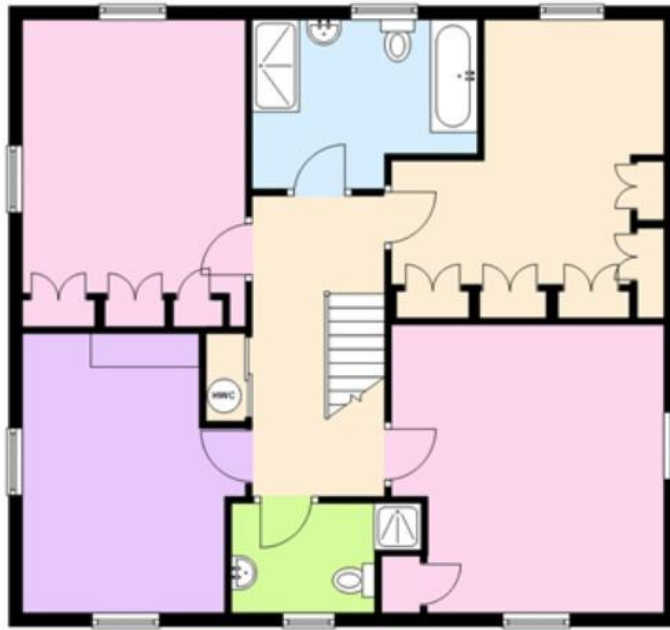
DRYING ROOM **10'4 x 5'6**
Window to rear and hot water cylinder.

LIVING KITCHEN	16'4 x 15'8 Double glazed window to front, patio doors side, fitted kitchen with island unit. Door to:
DRESSING ROOM/ OFFICE	11'1 x 9'5 A useful space. With doors leading off to:
BEDROOM	11'6 x 11'1 French doors the front and window to side.
BATHROOM	11'1 x 6'7 WC, wash hand basin and bath.
EXTERNALLY	A tarmacadam driveway provides access to a spacious hardstanding and turning area, offering excellent parking and manoeuvring space. The level, well-tended grounds include a pleasant patio for outdoor dining and a generous lawned area to the side, ideal for relaxation and recreation.
TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains electricity and water is connected to the main property with private drainage and oil fired central heating. Mains water and electricity to the annex with private drainage, shared with the main house.
VIEWING	Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139
What3Words:	///loom.premature.eyelashes
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.

FLOORPLANS



First Floor



FLOORPLAN – ANNEX

Ground Floor



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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

The Annexe, The Old Vicarage, Capel Bangor, Aberystwyth

EPC - MAIN HOUSE

MAIN HOUSE







































ANNEX

