



**FRONHAUL
DEVILS BRIDGE
ABERYSTWYTH
CEREDIGION
SY23 4QY**



- **BEAUTIFULLY PRESENTED DETACHED THREE-BEDROOM BUNGALOW**
- **TWO RECEPTION ROOMS, ONE WITH A WOOD-BURNING STOVE**
- **OUTSTANDING COUNTRYSIDE VIEWS TO THE REAR**
- **DOUBLE GLAZING AND OIL-FIRED CENTRAL HEATING**
- **MATURE FRONT GARDENS AND LOW-MAINTENANCE REAR PATIO AREAS**
- **AMPLE OFF-ROAD PARKING AND ADJOINING 27-FOOT-LONG GARAGE**
- **SOUGHT-AFTER VILLAGE LOCATION WITH WATERFALLS AND STEAM RAILWAY**

BEAUTIFULLY PRESENTED AND MODERN DETACHED THREE-BEDROOM BUNGALOW WITH OUTSTANDING COUNTRYSIDE VIEWS

A beautifully presented detached three-bedroom bungalow, occupying an attractive position within the renowned village of Devil's Bridge, offering well-maintained accommodation together with outstanding countryside views to the rear.

The property benefits from double glazing and oil-fired central heating, with two reception rooms including a spacious main living room featuring a wood-burning stove, creating a comfortable and welcoming focal point. Outside, the property is complemented by mature and established front gardens, while the rear provides low-maintenance paved patio areas, ideal for enjoying the surrounding views. There is also ample off-road parking and an adjoining 27-foot-long garage, providing excellent storage and practical space.

The property is situated within the picturesque and highly regarded village of Devil's Bridge (Pontarfynach), set within the beautiful Rheidol Valley and surrounded by the Cambrian Mountains. The village is famous for its spectacular waterfalls and the iconic three bridges spanning the River Mynach gorge. The Vale of Rheidol Railway provides a scenic steam railway journey between Devil's Bridge and Aberystwyth, travelling through some of the area's most attractive countryside.

The village is also home to the well-known Hafod Hotel, offering a restaurant, bar and accommodation, situated close to the famous waterfalls. The surrounding area provides numerous opportunities for walking, exploring and enjoying the exceptional natural scenery of the Rheidol Valley.

The university and market town of Aberystwyth is approximately 9 miles away, providing an excellent range of everyday amenities and facilities. The town is home to Aberystwyth University and the National Library of Wales, together with Bronglais Hospital, a picturesque seafront promenade and an extensive selection of independent and national retailers, cafés, restaurants and businesses. Aberystwyth also provides employment opportunities through the university, hospital, National Library and a range of local and national employers, as well as excellent transport links including the mainline railway station.

This is an appealing opportunity to acquire a well-presented bungalow in a sought-after rural village setting, while remaining within convenient reach of the amenities, employment opportunities and coastline of Aberystwyth.

PRICE **Offers in the region of £289,995 will be considered (subject to contract)**

ACCOMMODATION – of approximate dimensions:

Double glazed part glass panelled Main Entrance door into:

RECEPTION PORCH Tiled floor and glass panelled door with glazed side panel into:

HALLWAY Dark timber effect floor, shelved linen cupboard, cloak cupboard, two-radiators, entrance to the loft area above. Doors off to:

LIVING ROOM **15' x 12'10**
Double glazed picture window to front overlooking the front garden, multi-fuel stove set on a stone hearth with a timber lintel over, extensive shelved alcoves, coved ceiling, radiator and dark timber effect flooring.

DINING ROOM **12'10 x 10'**
Double glazed picture window to front, radiator and door to:

KITCHEN **12'9 x 10'**
Base and wall units, appliance spaces, radiator, door returning to the main hallway, double glazed picture window to rear, double glazed glass panelled rear entrance door, single bowl and drainer sink unit with mixer taps over, four-ring

	ceramic hob with stainless steel effect filter hood over, electric oven and tiled splashbacks.
BEDROOM ONE	12'10 x 9'11 Double glazed picture window to front and radiator.
BEDROOM TWO	11'5 x 9'4 min Double glazed picture window to rear with open views, radiator, coved ceiling and fitted wardrobes.
BEDROOM THREE	9'11 x 9'4/7'10 Double glazed window to rear with open views and radiator
BATHROOM	8'10 x 7'3 Double glazed window to rear, tiled floor, ladder style radiator, panelled bath with power shower and glazed shower screen over, pedestal wash hand basin, illuminated medicine cabinet, low level flush WC, double glazed window to rear, extractor fan, fitted vanity cupboard.
EXTERNALLY	To the front of the property a gated vehicular access leads on to a turning and parking area. An adjoining mainly lawn front garden with established shrubbery and bushes. A gated archway leads along one side of the property to a rear low maintenance garden comprising of paved sitting areas enclosed by established hedging and set adjoining open farmland to rear. Brick built barbecue and outstanding natural views.
ADJOINING GARAGE	27'2 x 9'3 Up and over door to front, base units, plumbing for washing machine, power and lighting connected, oil fired central heating boiler and rear entrance door.
COVERED AREA	With doors leading to:
OUTSIDE WC	4'5 x 3'8 WC and window to rear.
WOODSTORE	
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 and Oil-Fired central heating.
VIEWING	Strictly by appointment with Ystadau Hiwse <i>Estates</i> . 01970 294 139
What3Words:	///amphibian.runs.disbanded
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

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Fronhaul Devils Bridge ABERYSTWYTH SY23 4QY		Energy rating D
Valid until	Certificate number	
23 July 2028	8248-6223-7180-3334-1926	

















