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Tanybryn New Cross, New Cross, Aberystwyth, Ceredigion, SY23 4LY

Guide Price £390,000

A delightfully situated residential 2.5 acre smallholding with a deceptively spacious, well-presented 3 bedroomed cottage set in good sized gardens with far reaching views, together with a paddock and useful barn/stables. Located only some 5 miles from the popular university town of Aberystwyth with a good range of everyday amenities.

Location



Located on a quiet no-through road on the edge of the rural community of New Cross, only some 5 miles from the university and market town of Aberystwyth, providing a good range of everyday shopping facilities with major retailers including Marks and Spencer's, Tesco, Morrisons, Next etc.

Aberystwyth is the main administrative centre for the region, being home to Bronglais General Hospital, Aberystwyth University and The National Library of Wales.

The property has an attractive position with scenic views over the surrounding countryside.

Description

An appealing and easy to manage smallholding having a well-presented and deceptively spacious cottage, a feature of which is the spacious kitchen-dining room, two living rooms, side conservatory and three spacious bedrooms. The property is set in good sized gardens and on the opposite side of the road is a dry paddock together with a useful stable/barn and workshop. The cottage, which is of traditional construction, has many attractive features such as engineered oak flooring to the majority of the accommodation, the benefit of oil-fired central heating and uPVC double glazing. The well-presented accommodation provides more particularly the following:

Front entrance door

to

Porch

Hallway



With oak flooring and radiator. Door to

Living room

18'4 x 13 (5.59m x 3.96m)



With oak flooring, radiator, front window, fireplace which we are informed is lined with an open flue which we are told could incorporate a woodburner.

Dining / sitting room
14 x 11'7 (4.27m x 3.53m)



With oak flooring, double aspect windows and radiator.

Kitchen - dining room
25'10 x 11'9 (7.87m x 3.58m)



This is an attractive room and is the heart of this lovely home with tiled flooring, extensive range of kitchen units at base and wall level incorporating 1.5 bowl sink unit, double oven, ceramic hob with extractor hood over, integrated dishwasher, spot lighting, airing cupboard housing hot water cylinder.

Dining area



Utility room
12'2 x 6'5 (3.71m x 1.96m)



With base units having plumbing for automatic washing machine and tumble dryer.

Cloakroom



With W.C. and wash handbasin.

Conservatory

10'5 x 7'5 (3.18m x 2.26m)



With windows to each side, side entrance door, tiled floor and radiator.

Inner hallway

With Oak flooring, access to storage cupboard and loft.

Front Bedroom 1

11'5 x 9'5 (3.48m x 2.87m)



Radiator.

Bedroom 2

12'10 x 12 (3.91m x 3.66m)



Radiator.

Bedroom 3

12 x 11'9 (3.66m x 3.58m)



Radiator.

Bathroom

9'8 x 8'9 (2.95m x 2.67m)



With bath, separate shower cubicle, wash handbasin, toilet, heated towel rail, door to shelved cupboard with radiator.

External door

to

Cellar

Area housing the oil-fired boiler and electric meter.

Externally



The property has a tarmacked parking area to front with space for 3 or 4 vehicles, paved paths and terraced patio area and dog kennel. The property stands in large gardens and grounds having a useful garden workshop.

Garden worksop

10'9 x 7'9 (3.28m x 2.36m)



Paddock



On the opposite side of the quiet lane is the paddock in one enclosure having two roadside gates for ease of access, together with a useful barn/stable building with stable/livestock shed, attached workshop and rear lean-to loosebox. We are informed that there is water and electricity connected to this building.

Stable/Livestock shed

36 x 16 (10.97m x 4.88m)



Attached workshop

12 x 40 (3.66m x 12.19m)



Rear lean-to loosebox

14 x 8 (4.27m x 2.44m)

Services

We are informed that the property is connected to mains electricity, mains water, private drainage, oil-fired central heating with recently replaced bunded oil tank.

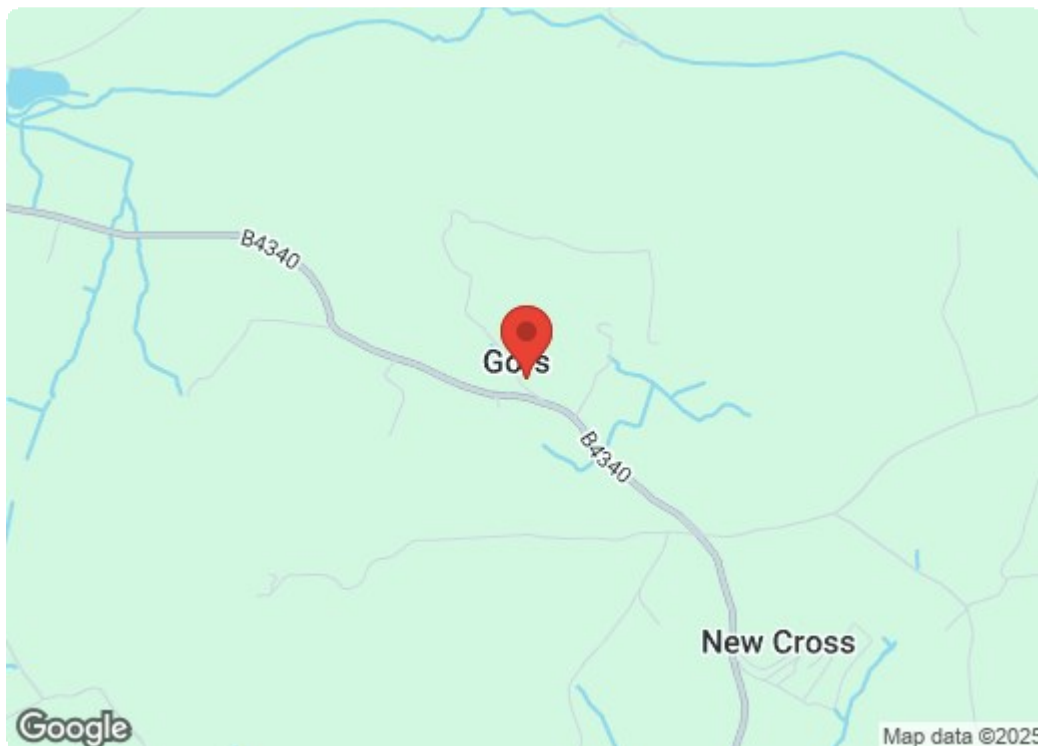
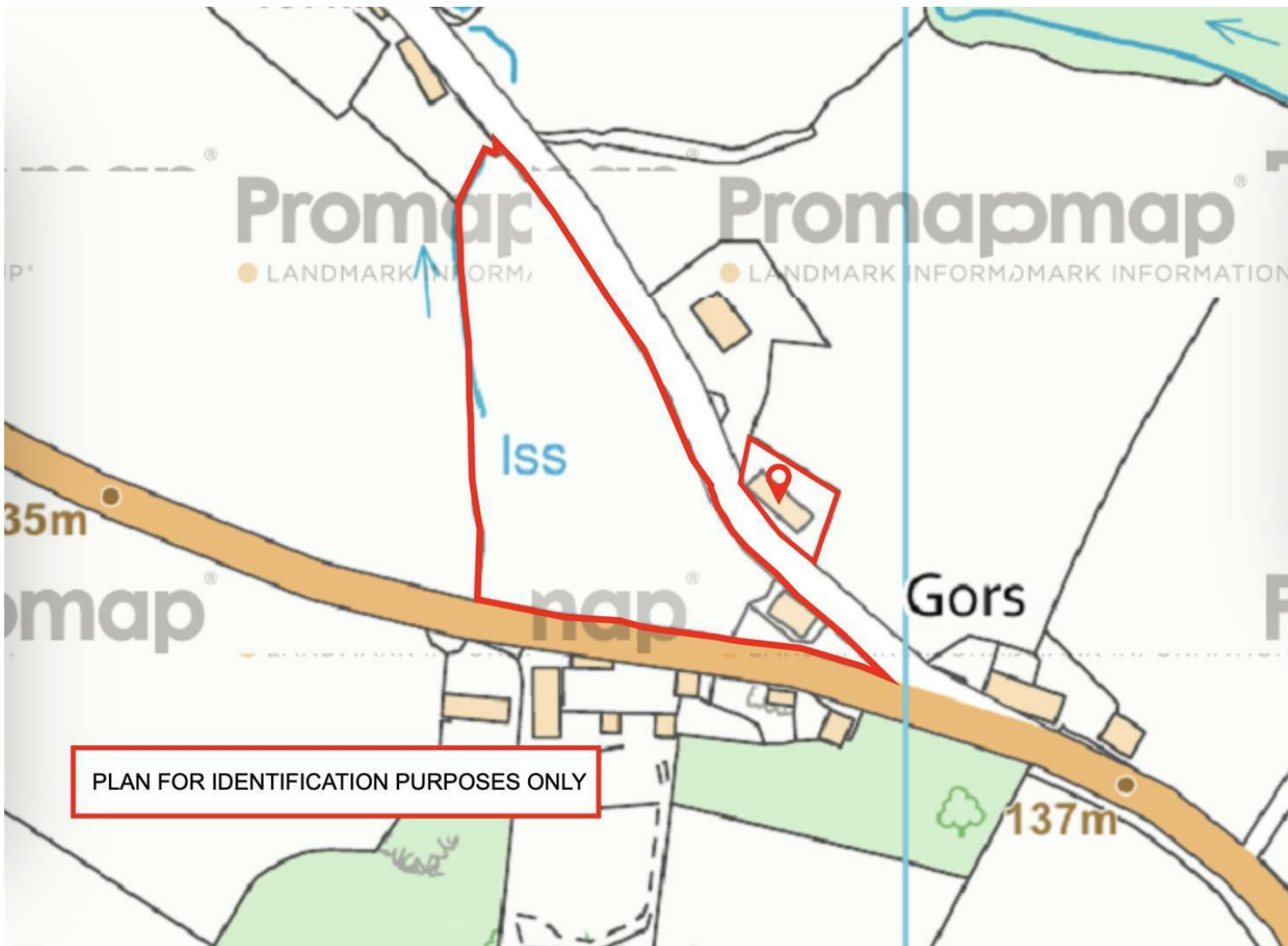
Directions

What3Words: ferried.pasta.fewer

From Aberystwyth continue to Penparcau, turning left on to the Devil's Bridge A4120 and then immediately right onto the B4340 roadway. Continue into the village of New Cross taking a sharp left hand turning back onto a no-through road and the property can be found thereafter on the right hand side as identified by the agent's For Sale board.

Council Tax Band E

We understand the property is Council Tax Band E and the Council Tax payable for 2024/2025 financial year is £2529.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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