



## Tynheithrin

£329,000



### Ceredigion

Sit on 3/4 acre of land this distinctive detached 6 bedroom house in the peaceful village of Tyneithryn is surrounded by stunning views across the Cambrian Mountains. What makes Tan Y Castell unique is that it is an "upside down" house. With a postcard view from your sofa one can never get bored of looking out of the window, whatever the weather.

- 6 BEDROOMS
- FAMILY HOME
- STUNNING VIEWS
- 3/4 ACRE PLOT
- SUPER FAST BROADBAND
- SUN ROOM
- WORKSHOP

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

[sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk)  
[www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)

Call 01970 636000 to arrange a viewing

## TAN Y CASTELL

We are proud to present such a wonderful property to the market. Located in the quiet village of Tyneithryn, it is just a 25 minute drive to Aberystwyth making it an ideal location for a great work-life balance. The property itself boasts wooden floors, double glazed windows and doors, spacious kitchen and living room - all go to make this house very easy to live in. The large garden is private and secure and offer multiple opportunities for gardening, entertaining and play! Viewings are highly recommended.

## PROPERTY COMPRISES

Property is entered via wooden door into entrance hallway.

## FIRST FLOOR

### HALLWAY

Entered via half glazed door to the front. Access to attic, stairs to ground floor and communicating doors to;

### LOUNGE

18' 11" x 16' 7" (5.79m x 5.08m) Spacious and light the living room boasts views of the Cambrian Mountains through windows to the front and side. With such amazing views, one can imagine never wanting to leave this room. Merbau flooring, multi fuel burner set on tiled hearth.

### KITCHEN/DINER

Fitted with a range of eye and base level units with roll top work surface over. Rangemaster cooker with stainless steel extractor hood over. One and a half bowl stainless steel sink and drainer. Maestro oil fired boiler

servicing the hot water system. Space and plumbing for dishwasher . Tiling to the floor. Access to the sun room and the side garden can be gained from the kitchen/diner.

### UTILITY ROOM

6' 11" x 6' 0" (2.13m x 1.85m) Space and plumbing for washing machine. Stainless steel sink with drainer with eye and base level units with roll surfaces over. Window to the front.

### SUN ROOM

13' 1" x 11' 6" (3.99m x 3.53m) Entered through a door from the kitchen the sun room has a permanent roof and space for seating the whole family where one can imagine entertaining and relaxing in this space throughout the warmer months.

### BEDROOM ONE

12' 9" x 10' 7" (3.89m x 3.23m) Single bedroom with fitted wardrobes. Window to rear of the property.

### BEDROOM TWO

12' 9" x 10' 7" (3.91m x 3.23m) Spacious, with plenty of room for a large double wardrobe this bedroom has been neutrally painted and fully carpeted. From this room, a window overlooks the rear of the property letting natural light into the space.

### BATHROOM

7' 10" x 7' 1" (2.41m x 2.18m) Suite comprises low flush WC , hand wash basin and panelled bath with Mira electric shower over. The room also has storage cupboard, wooden flooring and tiling to walls. Window to the front.







## GROUND FLOOR

### BEDROOM THREE

11' 8" x 7' 1" (3.56m x 2.18m) Spacious double bedroom with fitted wardrobes with complimentary matching bedside cabinets. Window to the front of the property.

### BEDROOM FOUR

12' 11" x 9' 10" (3.94m x 3.02m) As with the other bedrooms this room is fully carpeted. Window to the rear.

### BEDROOM FIVE

11' 1" x 7' 10" (3.40m x 2.41m) With windows to the side and rear this double bedroom is flooded with natural light. Fitted wardrobes and fully carpeted.

### BEDROOM SIX

11' 8" x 10' 5" (3.56m x 3.20m) Another good sized double bedroom. Fully carpeted with window to the side of the property flooding the space with natural light.

### SHOWER ROOM

6' 11" x 6' 0" (2.11m x 1.83m) Suite comprising low flush WC, shower and hand wash basin.

### OUTSIDE OF PROPERTY

Parking for up to 8 vehicles behind the fence and gate in the driveway. Footpath and step lead up to the main entrance door of the property. Access to the property can also be gained to the lower floor of the house through the open store.









### OUTSIDE SIDE OF PROPERTY

Lawned garden sweeps around the side of the property. From the sliding doors in the diner is an extendable electrical canopy under which is the patio area. Also outside the property is a decking area and sun terrace with views of the Cors Caron Bog and Cambrian Mountains.

### IMPORTANT INFORMATION

#### MONEY LAUNDERING REGULATIONS 2019 -

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

### VIEWINGS

Accompanied. Call 01970 636000 or contact [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk) for more information.

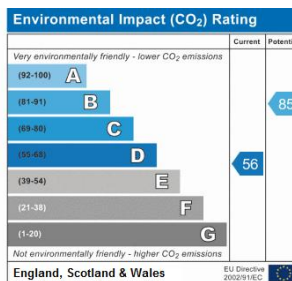
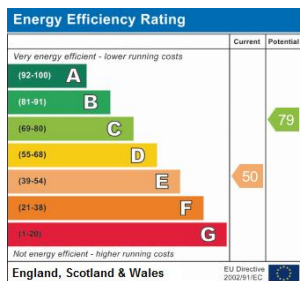
### COPYRIGHT

© 2019 by Alexanders Estate Agency. All rights reserved. This publication or any portion thereof may not be reproduced or used in any manner whatsoever without the express written permission of the publisher, except for the use of brief quotations in a property review.





Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. AEA Management Ltd  
Plan produced using PlanUp.



### Local Authority

Ceredigion County Council

### Council Tax Band

E

### Energy Efficiency Rating

56

### Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

### Alexanders Residential Sales

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

### Opening Hours

Monday - Friday: 9am - 6pm  
Saturday: 9am - 5.30pm  
Sunday: 11am - 4pm

### Contact Us

[www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)  
[sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk)  
01970 636000



Cefnogi gan  
Lywodraeth Cymru  
Supported by  
Welsh Government

