



Tyn Llyn, Swyddffynnon, Ystrad Meurig SY25 6AL

Offers in the region of £310,000

4 Bedroom Period House
Extensive Manicured Grounds
Potential For Self Sufficiency
Bordering Stream
Rural Location

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DESCRIPTION

A period three storey four bedroom house in the pretty rural village of Swyddfynnon. The property benefits from extensive grounds having been a labour of love over the past 30 years with a huge variety of pretty flowers, shrubs, trees, vegetables, polytunnel, picnic area and stream. The house is generous in dimensions with many character features such as exposed stone inglenook fireplace with woodburner,

ENTRANCE HALLWAY

Entered via part glazed UPVC door, door to:

LIVING ROOM

6.393 x 5.824 (21'0" x 19'1")
Exposed stone walled inglenook fireplace with woodburning stove, staircase to first floor, windows to front and rear, door to rear, door to:

KITCHEN DINER

4.294 x 3 (14'1" x 9'10")
Fitted with a range of base and eye level units, stainless steel sink and drainer, tiled splashbacks, tiled floor, door to rear garden, door to:

DOWNSTAIRS W.C.

Low level flush W.C.

FIRST FLOOR

BEDROOM/GYM/OFFICE

6.476 x 5.592 (21'3" x 18'4")
Windows to front, windows to rear, opening to:

DRESSING ROOM

3 x 2.784 (9'10" x 9'1")
Window to side. Door to:

BATHROOM

Low level flush W.C., sink hand basin, panel bath, walk in shower.

SECOND FLOOR

LANDING

Doors to:

BEDROOM 2

2.8 x 2.4 (9'2" x 7'10")
Window to front.

BEDROOM 3

3.27 x 2.77 (10'9" x 9'1")
Window to front.

BEDROOM 4

3.9 x 3 (12'10" x 9'10")
Window to rear, store cupboard.

EXTERNALLY

Front cobbled area currently displaying potted plants, gate to driveway with garage leading to extensive grounds. Grounds include parking area, pollytunnel, store sheds, picnic area, a large variety of pretty shrubs, flowers and trees leading to a stream with picturesque stone bridge.

VIEWING

By appointment with the selling Agents on 01970 630721 or e-mail aberystwyth@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisAber or on facebook
www.facebook.com/JohnFrancisEstateAgents

TENURE

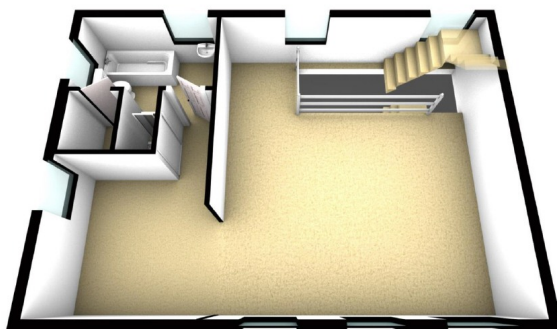
We are advised that the property is Freehold

GENERAL NOTE

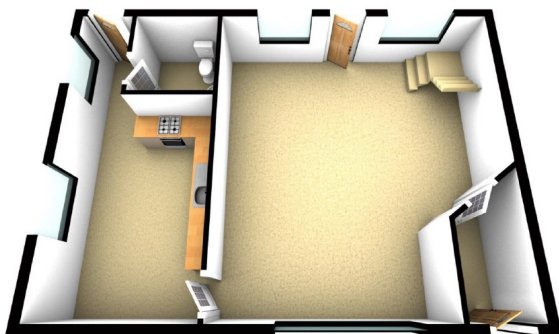
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

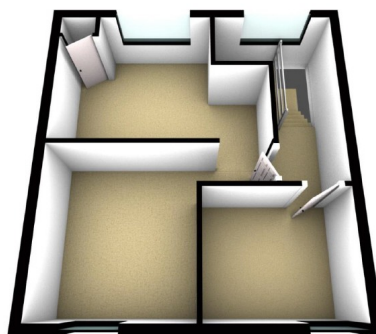
First Floor



Ground Floor



Second Floor




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

John.
Francis