



BEDWGLEISION

Ysbyty Ystwyth | Ystrad Meurig | Wales | SY25 6DE

FINE & COUNTRY

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Set amidst an awe-inspiring semi-rural setting, the unique opportunity to secure the property of Bedwgleision holds special significance, particularly for both its multi-uses and multi - generational families.

This lovely Former Residential Home stands as a spacious, modern residence blessed with extraordinary far reaching views. Nestled within the sought-after West Wales locale in the Cambrian mountains overlooking the Ystwyth valley immersed in a rich array of wildlife, including red kites and woodpeckers that regularly visit the front garden., home to red squirrels and much local wildlife further enhances this delightful connection with nature. The area boasts an array of local amenities and attractions, including the locally accessible walking trails, the picturesque Teifi pools, and an assortment of outdoor activities such as horse riding, fishing, and shooting.

The property proudly features large attractive gardens, with the rear garden adjoined to open fields, allowing much potential for new owners to imagine and create their own personalised outdoor space.

Other Potential Usage:

Predominately residential home (class Use C2 including nursing home, residential schools, training centres) for 25 years. The property has served for many years as both a residential home and private residence providing abundant and adaptable accommodation. offering exceptional flexibility to adapt to various arrangements. Indeed, the opportunity to redevelop the home as a private nursing/residential home etc., could prove a lucrative investment subject to planning and the correct business strategy e.g,there is currently a shortage of beds in Ceredigion.

Multiple Family Living:

Significantly, Bedwgleision is perfectly suited for multi-generational family living. It provides a rare opportunity to embrace a shared living experience without compromising on individual spaces, with a scope for the dwelling to be further re-adapted to accommodate a large, interconnected family. e property also supports those working from home, with the village being equipped with Hyperfast Internet.





Potentially Disabled Accommodation:

Approximately 75% of the property's accommodation is located on the ground floor, thoughtfully designed with wide corridors and doors for seamless accessibility for individuals with disabilities. Unveiled for sale for the very first time since its construction, this property offers an unrivalled opportunity to acquire a truly exceptional multi-use, multi-generational home. A chance to secure a unique property of this nature does not arise often, making this a special occasion indeed.

Educational Facilities Include:

- A) primary schools within 5 miles at Devils Bridge to the north and Pontrydyfendigaid – school buses from the bottom of the drive.
- B) Secondary schools 9 mile south in market town of Tregaron and 14 mile to the west in the University town of Aberystwyth -school buses from the bottom of the drive.

Additional Amenities Include:

- A) Village: village hall with Doctor's prescription collected and delivered weekly, pub, garage, and church.
- B) Llanilar - 6 miles west- doctors surgery, football and cricket, fishing and shooting clubs.
- C) Pontrydyfendigaid: village shop with post office, pubs, garage, football facilities (including team and indoor facilities) and tennis courts.
- D) Tregaron: Doctor's surgery, chemist, indoor and outdoor sport facilities including bowls, SPAR, hotel, pubs, take aways, market, hairdressers, cafes and small shops.
- E) Aberystwyth: (daily bus service) most of major shops, most outdoor and indoor facilities, Leisure complex, theatre and cinemas, national library, garages and show rooms, doctors' surgeries and chemists etc for individuals with disabilities. Unveiled for sale for the very first time since its construction, this property offers an unrivalled opportunity to acquire a truly exceptional multi-use, multi-generational home. A chance to secure a unique property of this nature does not arise often, making this a special occasion indeed.

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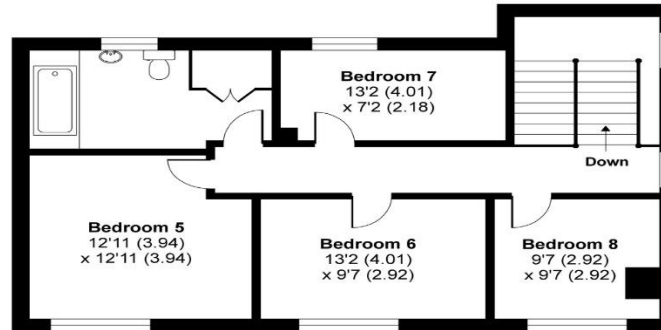
Bedwgleision, Ysbyty Ystwyth, Ystrad Meurig, SY25

Approximate Area = 3031 sq ft / 281.5 sq m

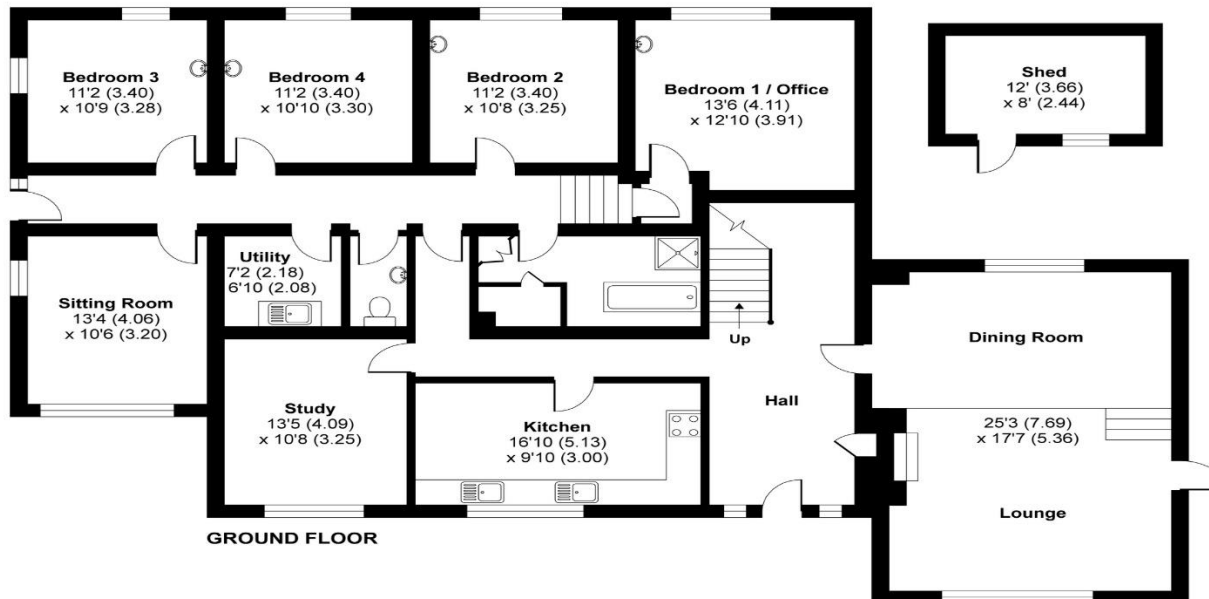
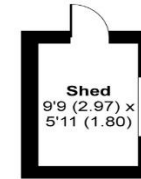
Outbuildings = 156 sq ft / 14.4 sq m

Total = 3187 sq ft / 296 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Fine & Country West Wales. REF: 757738



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