



alexanders  
Estate Agency

## Cnwch Coch



Viewing Arrangements  
Strictly by appointment  
through Alexanders

## Cnwch Coch

Asking Price £225,000

This attractive modern home is located in the peaceful village of Cnwch Coch, just 8 miles from the bustling university town and seaside resort of Aberystwyth, which provides an excellent range of educational, social, and shopping facilities, along with convenient public transport links.

2 Tangelli is a beautifully presented three-bedroom home, thoughtfully designed across three floors to offer spacious and contemporary living throughout. The property combines modern comfort with a peaceful rural setting, featuring a private rear garden and well-proportioned interiors — ideal for family life or those seeking a countryside retreat within easy reach of Aberystwyth.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

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



## Cnwch Coch

	3
	1
	2



### ENTRANCE

A welcoming canopy porch with uPVC entrance door opens into a bright and inviting reception hallway.

### HALLWAY

Spacious and well-presented, the hallway features a radiator, staircase to the first floor, and access to the cloakroom.

### CLOAKROOM

Convenient ground-floor WC fitted with a low-flush toilet, pedestal wash hand basin, and housing the electric consumer unit.

### KITCHEN / DINER

A bright and well-equipped kitchen offering a range of fitted base, drawer, and wall units, complemented by a Belfast sink and ample worktop space. Features include a four-ring electric hob with built-in oven, washing machine, dishwasher, tiled flooring, under-stairs storage cupboard, multiple twin power points, double panel radiator, and a door leading directly to the rear garden — perfect for indoor-outdoor living.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

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



## Cnwch Coch

	3
	1
	2



### LOUNGE

A comfortable and light-filled living space with French doors opening onto the rear garden and an additional rear window allowing for plenty of natural light. Includes a double panel radiator, twin power points, and telephone and TV connections — an ideal space to relax or entertain.

### FIRST FLOOR

### LANDING

An easy-rise staircase leads to a central landing with power points and access to all first-floor rooms. Airing cupboard housing the hot water cylinder, pressure system, and Aztec electric boiler with central heating programmer.

### BEDROOM TWO (3.12m x 3.35m)

A spacious double bedroom with a front-facing window, built-in wardrobe, double panel radiator, and twin power points.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

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



## Cnwch Coch

	3
	1
	2

### BEDROOM THREE (3.28m x 2.52m)

A well-proportioned bedroom overlooking the rear garden, featuring oak flooring, double panel radiator, and twin power points.

### BATHROOM

Fitted with a panel bath and shower over, pedestal wash hand basin, low-flush WC, extractor fan, and double panel radiator.

### SECOND FLOOR

### MAIN BEDROOM (4.50m x 4.40m)

Occupying the entire attic space, this impressive main bedroom includes a rear-facing Velux window, double panel radiator, twin power points, BT extension, TV point, and access to useful eaves storage.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

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



## Cnwch Coch

	3
	1
	2



### EXTERIOR

To the front, a shared tarmacadam driveway provides off-road parking. A side pedestrian pathway leads to the rear garden, which is mainly laid to lawn and offers an ideal outdoor space for relaxation, entertaining, or family activities. The garden also benefits from useful outdoor storage.

### SERVICES

The property benefits from mains electricity and water, a private drainage system, and an electric central heating system. The property benefits from a newly installed BT landline with fast broadband and an updated TV aerial.

### ABOUT

Cnwch Coch is a peaceful rural community nestled in the beautiful Ceredigion countryside, just 8 miles from the vibrant university town and seaside resort of Aberystwyth. Surrounded by rolling hills and scenic farmland, the village offers an idyllic escape while remaining within easy reach of local amenities, schools, and transport links. The nearby village of Llanfihangel-y-Creuddyn provides a friendly local pub, primary school, and community facilities, making Cnwch Coch an ideal choice for those seeking a quiet countryside lifestyle with the convenience of town and coast close by.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

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



## Cnwch Coch



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	46 E	
21-38	F		
1-20	G		



Total area: approx. 87.6 sq. metres (942.4 sq. feet)

### IMPORTANT INFORMATION

**MONEY LAUNDERING REGULATIONS 2025** - 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 for more information.

### COPYRIGHT

© 2024 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.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

E: sales@alexanders-online.co.uk  
W: www.alexanders-online.co.uk  
T: 01970 636000

All please note: Whilst every care is 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. Measurements are approximate and plans included are for illustrative purposes.