

Regulated by:



**RICS**



Since 1989

*A traditional 4 bedroomed property with attached annexe and larger than average grounds. Ystrad Meurig, West Wales*



**Hafdre, Swyddffynnon, Ystrad Meurig, Ceredigion. SY25 6AL.**

**REF: R/3262/LD**

**£340,000**

\*\*\* Delightful rural position \*\*\* Traditional 4 bedroomed property - Perfect Family home \*\*\* Adjoining 1 bedroomed annexe - Business/holiday let opportunity or extensive Family home (subject to consent) \*\*\* Pleasant Village residence - In a sought after locality \*\*\* Oil fired central heating, the majority double glazed and Broadband available

\*\*\* Extensive grounds - Being well maintained and private \*\*\* Detached double garage of stone and slate construction - We are advised formerly a dwelling \*\*\* Off street parking \*\*\* Well stocked vegetable garden area bordering a delightful stream

\*\*\* Peaceful location with amenities in the nearby Village of Pontrhydfendigaid \*\*\* Convenient Village location - Only 5 miles from Tregaron, 15 miles from Aberystwyth and 12 miles from Lampeter - Great commuting distances \*\*\* Delightful rural unspoilt Village in the upper reaches of the Teifi Valley \*\*\* Don't miss out



## LOCATION

Swyddffynnon is a delightful rural unspoilt Village in the upper reaches of the Teifi Valley, 5 miles from Tregaron, 1.5 miles from Pontrhydfendigaid, 15 miles South from the University Town Coastal Resort and Administrative Centre of Aberystwyth.

## GENERAL DESCRIPTION

Here we have on offer a unique opportunity to acquire a 4 bedroomed traditionally built Village residence with an adjoining 1 bedroomed annexe. This property offers itself nicely as an extensive Family home or could be utilised for business potential.

The property is generously sized and enjoys an extensive rear 'L' shaped garden with an established vegetable growing area.

We are advised that the double garage was formerly a dwelling and does offer itself nicely currently as storage.

The property in particular offers the following.

## GROUND FLOOR

### STUDIO

11' 3" x 10' 1" (3.43m x 3.07m). Approached via a front entrance door, Belfast sink, window to fore and side, radiator.



### INNER HALLWAY

With stairs to the first floor accommodation.

### LIVING ROOM

11' 0" x 15' 6" (3.35m x 4.72m). With fireplace with Real Flame effect LPG gas fire, window to the fore, radiator, connecting door to the Studio.



## OPEN PLAN DINING ROOM/KITCHEN AREA



### DINING AREA

5' 9" x 9' 8" (1.75m x 2.95m). With quarry tiled floor, fireplace with multi fuel range, exposed beams, windows to tide and fore.



## KITCHEN AREA

10' 0" x 16' 0" (3.05m x 4.88m). With 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, base units with worktops over, radiator, free standing Worcester oil fired central heating boiler, exposed beams, cooker point.



### UTILITY ROOM

7' 8" x 8' 9" (2.34m x 2.67m). With single bowl sink unit, plumbing for automatic washing machine, tiled floor.

### DOWNSTAIRS W.C.

### FIRST FLOOR

### LANDING

With access to the loft space, radiator, large airing cupboard.



**FRONT BEDROOM 1**

10' 7" x 15' 4" (3.23m x 4.67m). With window to fore and side, two radiators.

**FRONT BEDROOM 2**

9' 9" x 11' 1" (2.97m x 3.38m). With windows to the fore, recess cupboard, radiator.

**REAR BEDROOM 3**

9' 6" x 15' 5" (2.90m x 4.70m) max. With windows to the rear and side, radiator.

**SHOWER ROOM**

4' 7" x 5' 9" (1.40m x 1.75m). Comprising of a shower cubicle, low level flush w.c., wash hand basin, Velux window, wall mounted fan heater, shaver point and light.

**BEDROOM 4**

10' 8" x 9' 0" (3.25m x 2.74m). With windows to the rear and side, radiator.



## BATHROOM

6' 5" x 7' 7" (1.96m x 2.31m). Comprising of a bath with Triton shower over, low level flush w.c., pedestal wash hand basin, radiator, shaver point and light, Velux window, radiator.



## THE ATTACHED ANNEXE



## ANNEXE - KITCHEN/DINING ROOM

10' 7" x 13' 7" (3.23m x 4.14m) max. With a single drainer sink unit with mixer tap, one base unit and work top over, tiled floor, stairs to the first floor accommodation, window to the fore, spot lights.



## ANNEXE - LIVING ROOM

7' 1" x 14' 6" (2.16m x 4.42m). With exposed wooden floor, fireplace with Real Flame effect gas fire, French doors to the garden, spot lights.



## ANNEXE - FIRST FLOOR

## ANNEXE - LANDING

With doors to

### ANNEXE - BEDROOM

9' 6" x 14' 0" (2.90m x 4.27m). With window to the fore, Velux window, exposed wooden floor.



### ANNEXE - SHOWER ROOM

6' 2" x 6' 7" (1.88m x 2.01m). Comprising of a low level flush w.c., shower cubicle with Triton shower, pedestal wash hand basin, shaver point and light, Velux window, storage cupboard.



### EXTERNALLY

#### DOUBLE GARAGE

Approx 18' 0" x 26' 0" (5.49m x 7.92m). With concrete floor and power connected.



#### GARAGE (SECOND IMAGE)



### GARDEN

A particular feature of this property is its extensive 'L' shaped garden area. Directly to the rear of the property lies a terraced lawned area with mature hedge boundaries that leads to a range of raised beds with step leading down to an established vegetable garden that borders a delightful stream. The vegetable garden itself is well planted with Leeks, Garlic, a range of fruit trees, Rhubarb and Asparagus and a range of fruit bushes.



GARDEN (SECOND IMAGE)



### GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A stunning Village residence with great potential and versatility.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band property - 'E'.

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, oil fired central heating, private drainage, part double glazing, telephone subject to B.T. transfer regulations, Broadband available.


## Directions

From Tregaron turn left opposite Natwest Bank on the A485. Proceed into the Village of Tynreithyn. Once leaving Tynreithyn turn right for Swyddffynnon. Continue along this lane for approximately 2 miles and the property will be located on your right hand side with in the Village.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



# Energy performance certificate (EPC)

Annexe Hafdre Swyddffynnon YSTRAD MEURIG SY25 6AL	Energy rating  <b>E</b>	Valid until: <b>27 May 2032</b> <hr/> Certificate number: <b>2295-8472-1871-8220-1704</b>
---	-------------------------------	--

Property type Mid-terrace house

Total floor area 55 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	41   E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

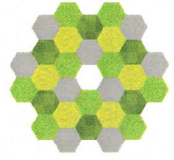
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

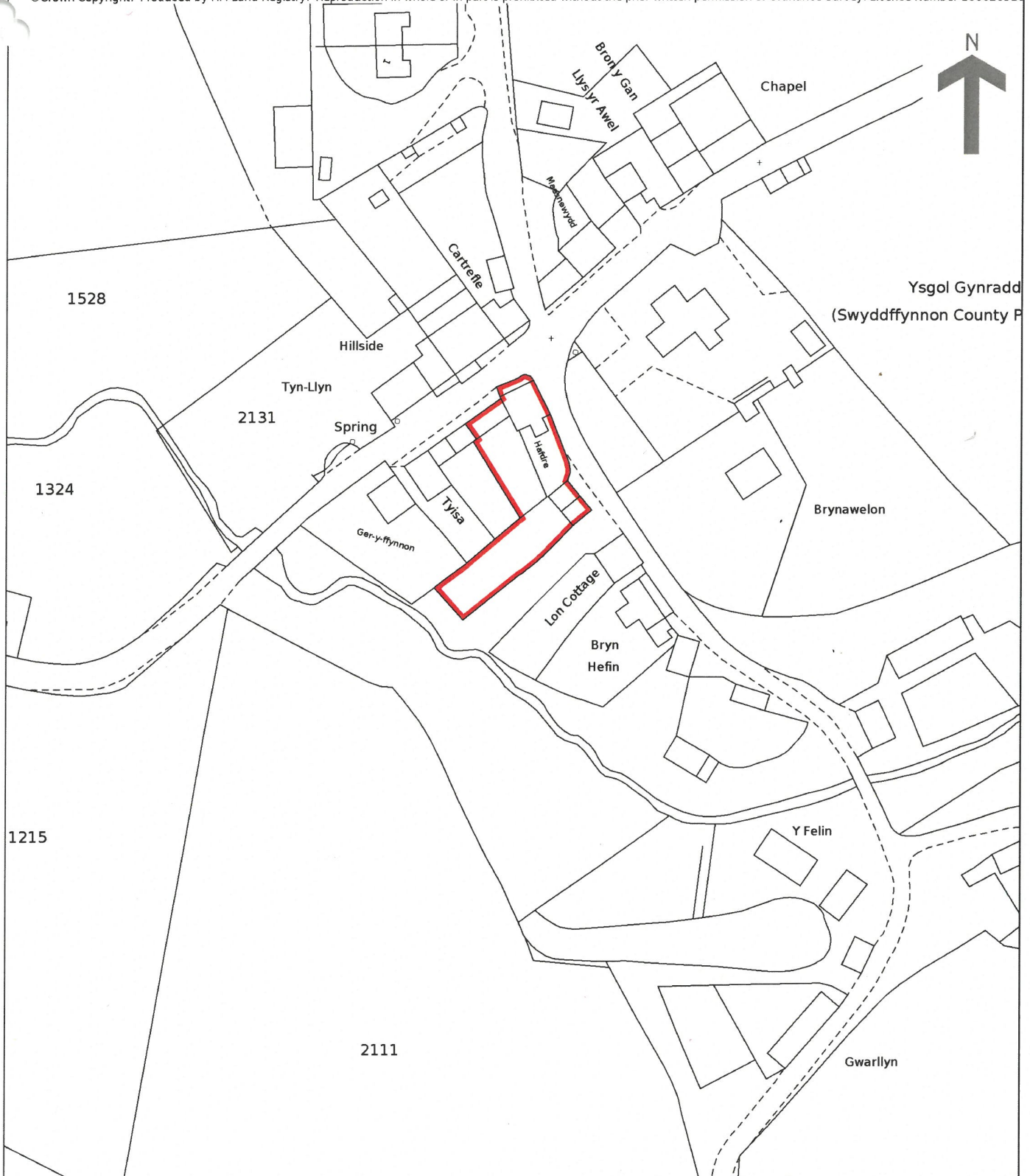
the average energy rating is D  
 the average energy score is 60

HM Land Registry  
Official copy of  
title plan

Title number **CYM81621**  
Ordnance Survey map reference **SN6966SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



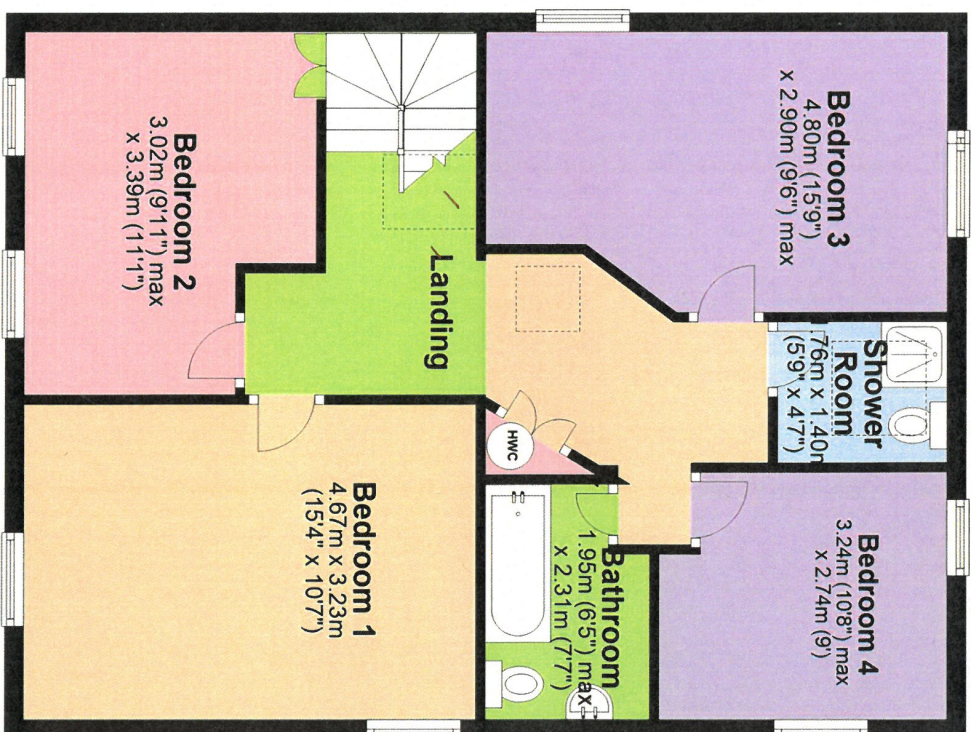
©Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316



## Ground Floor



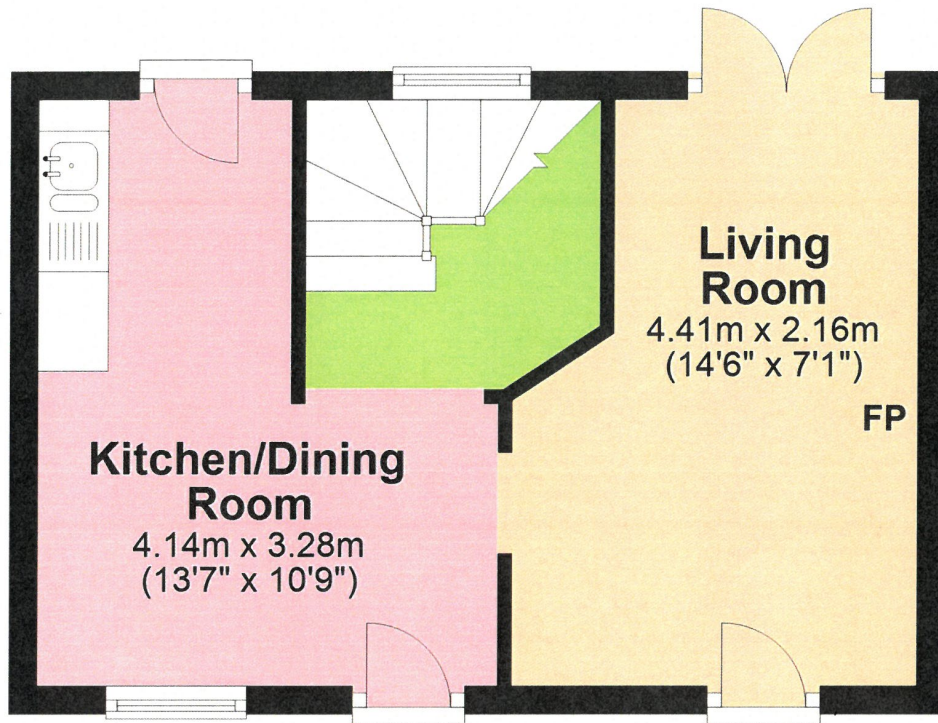
## First Floor



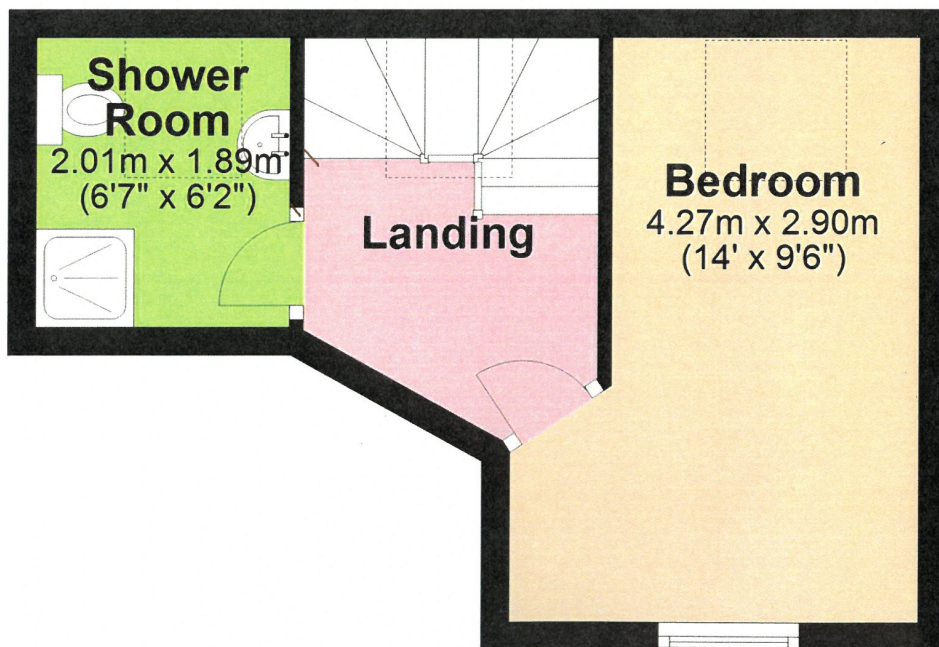
Total area: approx. 148.8 sq. metres (1601.6 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

## Ground Floor



## First Floor



Total area: approx. 45.8 sq. metres (493.3 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Annexe, Hafdre, Swyddffynnon, YSTRAD MEURIG**