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Since 1989

*Pleasantly positioned 2 bedroomed bungalow overlooking the renowned Cambrian Mountains,
West Wales*



Hill View, Ysbyty Ystwyth, Ystrad Meurig, Ceredigion. SY25 6DE.

REF: R/2761/LD

£179,950

*** No onward chain *** Pleasant elevated position *** Semi rural with generous grounds *** An improvable yet comfortable 2 bedroomed accommodation *** LPG fired central heating and double glazing *** Modern kitchen

*** Good sized garden - In need of landscaping *** Gravelled patio and Summerhouse - Whilst backing onto open country fields

*** Easy reach of Tregaron, Aberystwyth and Lampeter *** Picturesque views over the Cambrian Mountains and Plynlimon Hills in the distance *** Rural aspect - Deserving early viewing *** Contact us today

LOCATION

Well positioned amongst the Cambrian Mountains on the edge of the popular Village of Ysbyty Ystwyth, just half a mile from the Village of Pontrhydygroes, with Café, Convenience Store, Garage, Public House and Places of Worship, 3 miles from the Tourist Information of Devils Bridge, and within easy commuting distance to Aberystwyth, Lampeter and Aberaeron, and the A44 giving access to the Mid Wales Towns.

GENERAL DESCRIPTION

Hill View offers potential Purchasers an opportunity to acquire an improvable 2 bedroomed bungalow in a generous plot with fantastic views over the Cambrian Mountains. The property enjoys a semi rural position backing onto open fields. The accommodation is comfortable with a modern kitchen and bathroom, with a newly fitted LPG fired central heating boiler. In all deserving early viewing and currently consists of the following:-

RECEPTION HALL

With UPVC front entrance door, radiator, laminae flooring.



LIVING ROOM

12' 7" x 11' 2" (3.84m x 3.40m). With radiator, feature cast iron fireplace.



BEDROOM 1

10' 3" x 9' 6" (3.12m x 2.90m). With radiator.



BEDROOM 2

7' 8" x 7' 5" (2.34m x 2.26m). With radiator.



KITCHEN

14' 7" x 9' 7" (4.45m x 2.92m). A modern fitted kitchen with wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit with mixer tap, Whirlpool electric oven, Diplomat 4 ring ceramic hob with extractor fan, three radiators, laminate flooring, half glazed rear entrance door, access to the loft space.



BATHROOM

8' 8" x 8' 4" (2.64m x 2.54m). Having a fitted 3 piece suite with panelled bath with Mira shower over, low level flush w.c., pedestal wash hand basin, utility cupboard housing the Ideal Logic LPG fired central boiler that runs all domestic systems.



EXTERNALLY

GARDEN

A particular feature is the generous grounds. The garden, which lies to the front and rear of the property, has been left to nature in recent times and is in need of landscaping. It offers great potential and enjoys a great vista point over surrounding countryside. Currently it consists of lawned areas with various ornamental shrubbery and trees.

To the rear lies a gravelled patio area and small ornamental pond.

FRONT GARDEN



REAR GARDEN



SUMMERHOUSE

8' 0" x 6' 0" (2.44m x 1.83m).



PARKING

A gravelled hardcore driveway leads up to a generous parking area.

VIEWS OVER THE CAMBRIAN MOUNTAINS



FRONT OF PROPERTY



REAR OF PROPERTY



VIDEO

Virtual Video available on our Website – www.morgananddavies.co.uk

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

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

Services

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

Directions

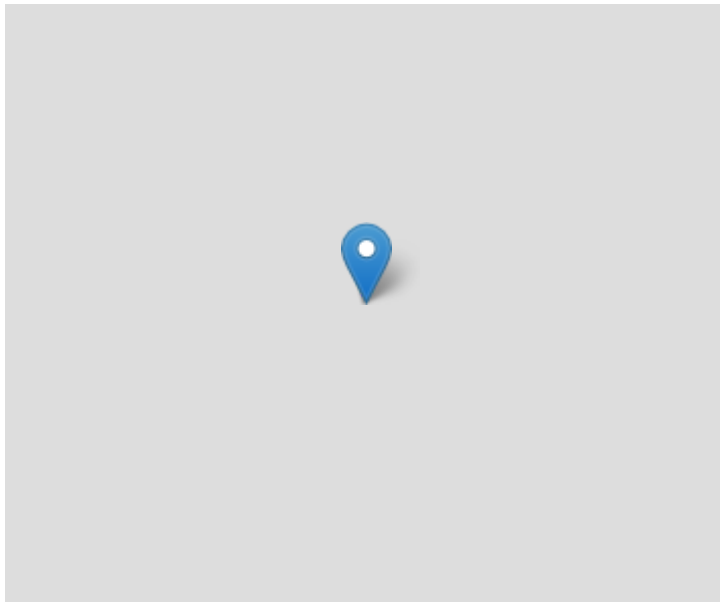
From Lampeter take the A485 to Tregaron. Proceed on the B4343 to Pontrhydfendigaid. Proceed towards Devils Bridge on the B4343 from Pontrhydfendigaid. Pass through Ffair Rhos. On reaching Ysbyty Ystwyth continue through the Village and before a short incline the property will be located on your right hand side, as identified by the Agents 'For Sale' board.

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

Virtual Video available on our Website – www.morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - 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 Facebook and Instagram Pages



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 