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*A substantial period Village House. Pontrhydfendigaid, West Wales*



**Glynawen, Bridge Street, Pontrhydfendigaid, Ystrad Meurig, Ceredigion. SY25 6ED.**

**REF: R/2616/LD**

**£179,950**

\*\*\* A substantial house in a pleasant Village location \*\*\* Traditionally charming well appointed Family proportioned accommodation \*\*\* Four storied 4/5 bedroomed generous living accommodation \*\*\* Traditional yet contemporary kitchen and bathroom \*\*\* Oil fired central heating, UPVC double glazing and good Broadband speeds \*\*\* Tastefully presented - Retaining period character and charm

\*\*\* Level lawned garden being enclosed with rear access \*\*\* Useful stone outbuilding with great conversion potential (subject to consent) \*\*\* Centre of Village location - Within close walking distance to Village Shop and Public House \*\*\* Convenient commuting distance to the larger Towns of Lampeter and Aberystwyth \*\*\* Rural living - West Wales at its best \*\*\* Must view - Ideal Family home



## LOCATION

The property is attractively positioned in Pontrhydfendigaid, nestling in the foothills of the Cambrian Mountains, being popular with those having country pursuit at heart, and within easy travelling distance to the larger Towns and Employment Centres of Aberystwyth, to the West, and Lampeter, to the South.

## GENERAL DESCRIPTION

Glynawen offers potential Purchasers an opportunity to acquire a deceiving yet substantial four storey Family home. The property is tastefully presented and benefits from oil fired central heating and UPVC double glazing throughout.

It enjoys a centre and pleasant Village location, close to all everyday amenities, an enjoying a rear access with a stone outbuilding that offers great potential to be re-converted as an annexe or holiday let (subject to consent).

Viewing of this property is highly recommended and you will not be disappointed. Currently the property offers the following:-

## GROUND FLOOR

### RECEPTION HALL

Accessed from slate steps from street level to UPVC composite front entrance door, radiator, decorated ceiling Rose and coving.

### LIVING ROOM

14' 5" x 11' 8" (4.39m x 3.56m). Having a feature open fireplace with cast iron multi fuel stove on a slate hearth, radiator, in-built alcove shelving, T.V. point.



## DINING ROOM/OFFICE/POSSIBLE BEDROOM 5

12' 2" x 11' 9" (3.71m x 3.58m). Formerly the kitchen, with plumbing and stud wall in-situ for an en-suite. With radiator, stripped wooden flooring, picture window overlooking the rear garden.

## FIRST FLOOR

### FIRST FLOOR LANDING

With access via original timber staircase from the reception hall.

### REAR BEDROOM 1

12' 5" x 11' 7" (3.78m x 3.53m). With radiator, built-in wardrobe.



### FRONT BEDROOM 2

11' 8" x 10' 6" (3.56m x 3.20m). With radiator.





### FRONT BEDROOM 3

8' 5" x 7' 5" (2.57m x 2.26m). With radiator.



### SECOND FLOOR

#### SECOND FLOOR LANDING

With airing cupboard and ample underclothes storage areas.

#### BATHROOM

A pleasant contemporary styled fully tiled suite with jacuzzi bath having central taps, corner shower cubicle, low level flush w.c., spot lighting, radiator, pedestal wash hand basin.



### BEDROOM 4

17' 9" x 8' 8" (5.41m x 2.64m). Partially partitioned, with Velux roof window, radiator, underclothes storage.



### LOWER GROUND FLOOR

#### REAR HALL/UTILITY

With plumbing and space for automatic washing machine and tumble dryer, rear entrance door.



#### SEPRATE CLOAKROOM

Having w.c.



## KITCHEN

20' 0" x 12' 3" (6.10m x 3.73m). A fitted traditional Shaker style kitchen with wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, feature inglenook fireplace with a Rangemaster Leisure electric stove, pantry cupboard with plumbing for automatic washing machine or dishwasher, understairs storage cupboard, tiled flooring.



## KITCHEN (SECOND ANGLE)



## SITTING ROOM/DINING ROOM

18' 3" x 10' 6" (5.56m x 3.20m). With painted stone wall, open fireplace having a cast iron multi fuel stove on a slate hearth and a slate mantle, front entrance door.



## EXTERNALLY

### STONE OUTBUILDINGS

22' 0" x 20' 0" (6.71m x 6.10m). Of stone construction under a corrugated iron roof. Currently split into two compartments offering great potential for conversion into an annexe or holiday let, or could be re-utilised as a studio workshop (subject to consent), having rear access via the rear service lane.





## GARDEN

A level lawned garden area having easy access via the outbuildings and rear service lane along with the rear hall. The garden benefits from a patio area, all of which being enclosed and low maintenance. An essential element to any Family home.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## 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 and has the following charges. Council Tax Band: 'D'.

## Services

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



## Directions

The property is best approached by taking the A485 to Tregaron. At Tregaron proceed straight on, past the Red Lion Hotel, onto the Pontrhydfendigaid road. On entering Pontrhydfendigaid, and passing the Shop, Glynawen will be located on your left 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](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view 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'.

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