

*An improvable detached 4 bedroomed country residence set in unspoilt rural surroundings. Ystrad Meurig, West Wales*



**Tyn Llidiart, Tynygraig, Ystrad Meurig, Ceredigion. SY25 6AH.**

**£135,000**

**REF: R/4326/LD**

\*\*\* No onward chain \*\*\* An improvable detached country property in a delightful and peaceful edge of Village setting amongst the historic Cambrian Mountains \*\*\* Comfortable 4 bedroomed accommodation \*\*\* In need of comprehensive refurbishment and updating \*\*\* Private well water, private drainage and adequate Broadband availability

\*\*\* An extensive and private garden area of approximately a quarter of an acre - Left to nature in recent years but offers a blank canvas and great opportunity \*\*\* Gated roadside access to the garden area \*\*\* Lean-to adjoining garage \*\*\* Parking to the front of the property

\*\*\* Fantastic far reaching views over the surrounding Cambrian Mountains and North Ceredigion hillside \*\*\* A project with potential and opportunity to create your very own country home within the beautiful West Wales countryside \*\*\* Suiting those with country pursuits at heart - Close to miles of cycle tracks, nature reserves and beautiful countryside to explore and enjoy  
\*\*\* Please note there are no internal photographs - Please contact the Sole Selling Agents for more information



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## LOCATION

Located on the outskirts of the small rural Hamlet of Ystrad Meurig just off the B4340 Aberystwyth to Pontrhydfendigaid road, 12 miles inland from the University Town Coastal Resort and Administrative Centre of Aberystwyth, within easy reach of Pontrhydfendigaid, the Market Town of Tregaron and the University Town of Lampeter to the South, approximately a 25 minute drive.

The property lies at the heart of Red Kite country and offers a wide variety of habitats, bird watching, upland marsh and Coast and miles of cycle tracks, nature reserves and beautiful countryside to explore and enjoy.

The subject property lies only 3.5 miles from the local shop and Public Houses and 12 miles from Aberystwyth.

## GENERAL DESCRIPTION

An improvable detached country property. Tynllidiart is a generous 4 bedroomed, 2 reception roomed country property that is in need of complete refurbishment. The property offers great potential and opportunity and sits within a sizeable private plot with an extensive garden that is in need of re-establishment.

A particular feature of the property is its stunning views over the surrounding Cambrian Mountains and the Red Kite territory.

A property with great potential and could provide the perfect Family home.

## THE ACCOMMODATION

Please note there are no internal photographs but further information is available via the Sole Selling Agents.

The accommodation at present offers more particularly the following.

## RECEPTION HALL

With UPVC front entrance door, staircase to the first floor accommodation.

## SITTING ROOM

14' 1" x 9' 9" (4.29m x 2.97m). With radiator.

## LIVING ROOM

14' 3" x 13' 10" (4.34m x 4.22m). With stone open fireplace, radiator.

## KITCHEN

9' 4" x 9' 8" (2.84m x 2.95m). With fitted sink unit and fitted cupboards, cooker space and point, large pantry cupboard, radiator.

## INNER HALL

Leading to

## BATHROOM

With panelled bath, vanity unit with wash hand basin.

## SEPARATE W.C.

With low level flush w.c.

## REAR LEAN-TO PORCH

## LEAN-TO GARAGE

20' 5" x 7' 4" (6.22m x 2.24m). With up and over door.



## FIRST FLOOR

## FRONT LANDING

Leading to

**FRONT BEDROOM 1**

14' 0" x 9' 2" (4.27m x 2.79m). With radiator.

**FRONT BEDROOM 4**

7' 7" x 4' 8" (2.31m x 1.42m). With radiator.

**FRONT BEDROOM 3**

14' 4" x 8' 8" (4.37m x 2.64m). With radiator, double aspect windows.

**REAR BEDROOM 2**

9' 5" x 8' 5" (2.87m x 2.57m). With radiator, private water supply tank.

**EXTERNALLY****GARDEN**

The property enjoys a private and extensive garden area located to the side of the property that enjoys gated roadside access point. The garden is in need of re-establishment but offers a great opportunity. It is totally private with a mature hedge row. It offers a blank canvas and could offer a further parking area or could be utilised for a further extension, etc., (subject to consent).

**GARDEN (SECOND IMAGE)****GARDEN (THIRD IMAGE)****PARKING AND DRIVEWAY**

Parking to the front of the property.

**VIEWS**

Magnificent views over the Cambrian Mountains and Red Kite territory.



## FRONT OF PROPERTY



## SIDE ELEVATION



## REAR OF PROPERTY



## AGENT'S COMMENTS

Great potential. A country property that is in need of complete refurbishment enjoying stunning surroundings.

## TENURE AND POSSESSION

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

## COUNCIL TAX

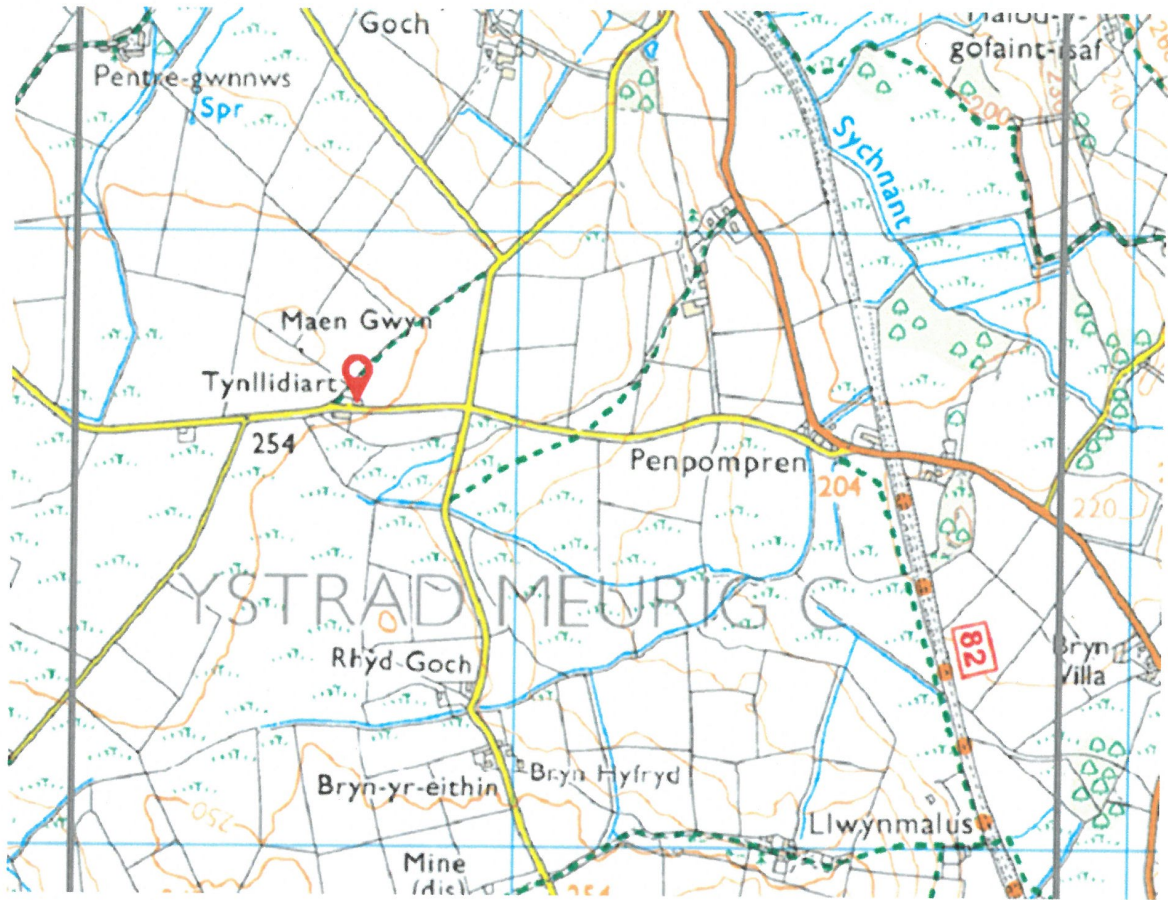
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'D'.

## MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

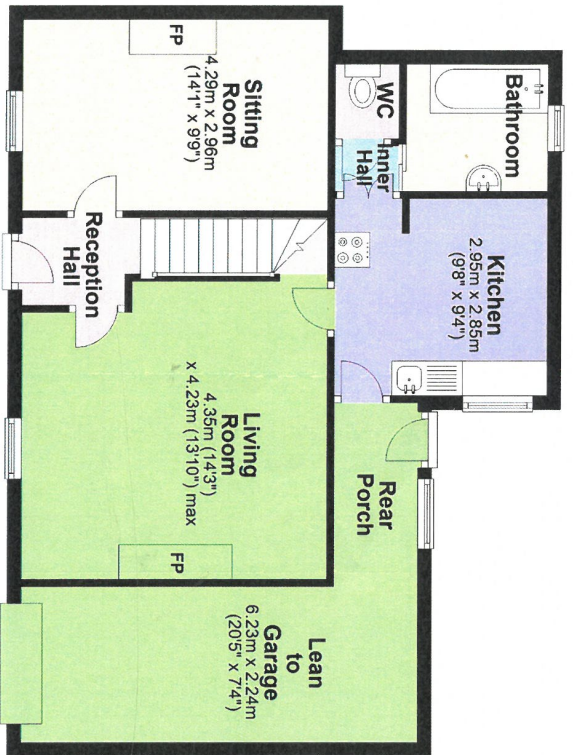
## Services

We are informed by the current Vendors that the property benefits from mains electricity, private water via a well, private drainage, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



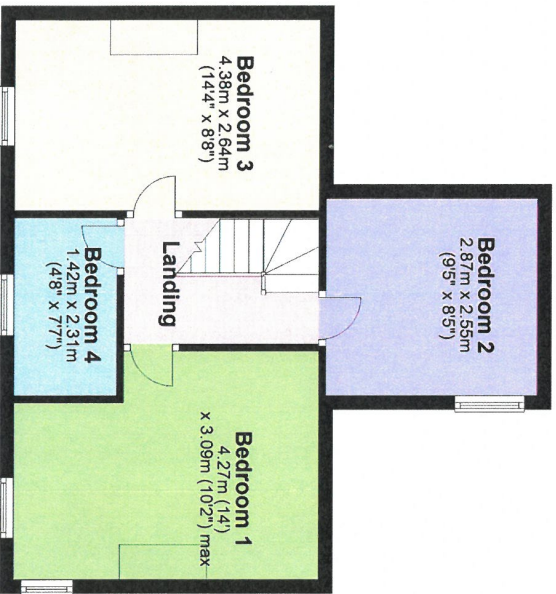
### Ground Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



### First Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



Total area: approx. 89.3 sq. metres (961.2 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

## Directions


what3words will point you to where the properties lies on the map - [printouts.flamenco.residual](https://www.what3words.com/printouts/flamenco.residual)

From Lampeter take the A485 road to Tregaron. Once reaching Tregaron take the B4343 to Pontrhydfendigaid. Upon reaching the Village continue on the B4343 road signposted Llanilar and Aberystwyth. Proceed for 2 miles to the Village of Ystrad Meurig. Continue through the Hamlet towards Tynygraig. Take the left hand turning beside Rhydgaled Cottage and continue on this road for half a mile. Continue through a small crossroads and Tynllidiart will be located on the 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](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](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>16</b>	
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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