

TO BE SOLD BY ON-LINE AUCTION. A substantial mid terraced four storied property currently in shell condition. Centre of Village, Pontrhydfendigaid, West Wales



Teifside, Pontrhydfendigaid, Ystrad Meurig, Ceredigion. SY25 6ED.

£90,000

REF: R/4794/LD ... Auction Guide Price

*** TO BE SOLD BY ON-LINE AUCTION *** AUCTION GUIDE PRICE: £90,000. This Auction will be held by our Joint Auctioneers, Auction House Wales - www.auctionhouse.co.uk/southwales *** Bidding will open at 12 Noon on Monday 8th September 2025 and will run until 12 Noon on Wednesday 10th September 2025

*** A substantial stone and slate mid terraced property *** Impressive proportions split over four floors *** Currently in shell condition - Having recently been re-roofed and new UPVC windows and doors *** A blank canvas - Original stud partition in place but possible for re-configuration *** Potential conversion into two flats (subject to consent) *** Planning Permission granted for a single storey rear extension *** Enclosed rear garden - Being newly fenced with lawned areas *** Rear Pedestrian access *** On street parking only

*** An exciting investment/project opportunity with a substantial residence - Don't miss out on this great opportunity *** Close to Tregaron, Aberystwyth and Lampeter *** Fine rural views to the rear over open farmland and the Cambrian Mountains to the front



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LOCATION

The property is attractively positioned in Pontrhydfendigaid nestling at the foothills of the Cambrian Mountains being popular with those having country pursuits at heart and within easy travelling distance to the larger Towns and Employment Centres of Aberystwyth, to the West, and Lampeter, to the South. The Village itself provides two Public Houses, Village Shop, large Events Venue and Places of Worship.

GENERAL DESCRIPTION

To be sold by On-Line Auction. A substantial and impressive mid terraced Village residence currently in shell condition recently being re-roofed and having new UPVC windows and doors. The property itself could offer a fantastic Family home or could be sub divided into two flats (subject to consent being granted).

The original staircase is still in place and stud partition but it could be re-configured to the new Owners specification.

To the rear lies a generous enclosed garden recently being re-fenced with red Pedestrian access. The property also benefits from Planning Permission being granted for a rear extension with work already commenced.

A property deserving early viewing and it offers an exciting investment or project opportunity.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

LOWER GROUND FLOOR

26' 7" x 18' 9" (8.10m x 5.71m) in total. With front entrance door points, large inglenook fireplace with flue in-situ, original cooker stove in place, newly fitted oak beam, exposed stone walls, concrete flooring, ladder access leading to bathroom and first floor.



LOWER GROUND FLOOR (SECOND IMAGE)



BATHROOM

Having a 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin.



FIRST FLOOR

26' 7" x 18' 9" (8.10m x 5.71m). With partitions in place for two reception rooms with two open fireplaces, exposed stone walls, front UPVC rear entrance door, accessed via steps from the roadside, staircase leading to the second floor, ladder access to the ground floor.



FIRST FLOOR (SECOND IMAGE)



FIRST FLOOR (THIRD IMAGE)



SECOND FLOOR

26' 7" x 18' 9" (8.10m x 5.71m). Currently sub divided into two rooms with two open fireplaces, double aspect windows to the front and rear, staircase to the third floor, exposed stone walls.



THIRD FLOOR/LOFT

Recently being re-roofed with five Velux roof windows and two side windows enjoying fantastic views over the surrounding countryside, exposed stone walls. Currently offering a large bedroom.



THIRD FLOOR/LOFT (SECOND IMAGE)



EXTERNALLY

GARDEN

The property enjoys an enclosed recently re-fenced garden area being laid to lawn with rear Pedestrian access.



PLANNING PERMISSION

Planning Permission has been granted for a single storey extension with footings and slab already in place.

POSSIBILITIES

The property could offer itself as a fantastic Family home or could be sub divided to offer as two flats with it having two front entrance points (subject to consent being granted).

The current Vendors have undertaken works such as the property being re-roofed, new windows, Velux windows and doors, re-pointed exterior walls and exposed stone walls throughout.

PARKING

Please note the property has no designated parking. It is on street parking only.

FRONT OF PROPERTY**REAR OF PROPERTY****VIEW TO FRONT****VIEW TO REAR****GUIDE PRICE**

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the Vendor and the Auctioneer is the minimum amount at which the Vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

AUCTION GUIDANCE

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see Auction House Guide <https://www.auctionhouse.co.uk/guide>

REGISTER TO BID AND LEGAL PACK

We advise all Parties to contact/visit <https://www.auctionhouse.co.uk/wales> to register to bid and to also download the Legal Pack once available

AGENT'S COMMENTS

An exciting investment project opportunity in a popular Village location. You will be impressed by its size and possibilities.

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 - To be confirmed.

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 water, mains electricity, mains drainage, double glazing.

Council Tax:

N/A

Parking Types: On Street.

Heating Sources: Double Glazing.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: G (17)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

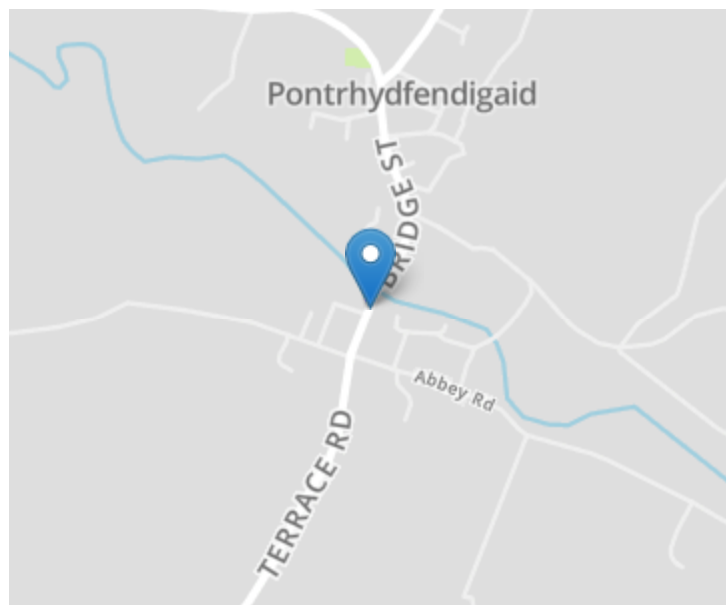
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?
No

The existence of any public or private right of way? No



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 on your left hand side Teifside will be the one from last house in the terrace on the left hand side just before the hump back bridge, 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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also 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 Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		42
(21-38) F		
(1-20) G	17	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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