

*Perfect Family home. A modern 4 bedroomed, 2 bathroomed detached residence set in a popular Village position. Pontsian, near Llandysul, West Wales.*



**Ty Tatws, Pontsian, Llandysul, Ceredigion. SA44 4UD.**

**£385,000**

**REF: R/3999/LD**

\*\*\* Perfect Family home \*\*\* A modern detached 4 bedroomed, 2 bathroomed residence \*\*\* Spacious and well presented with newly fitted bathroom and stylish kitchen \*\*\* Oil fired central heating, double glazing and good Broadband connectivity  
\*\*\* Integral garage and useful lean-to store

\*\*\* Extensive tarmacadamed driveway with ample parking \*\*\* Landscaped terraced rear garden with various patio and seating areas and flower borders - Being private and not overlooked

\*\*\* A sought after and popular Village position - Pontsian, near Llandysul \*\*\* Close to the Market Towns of Llandysul, University Town of Lampeter and easily accessible to the Cardigan Bay Coast \*\*\* Centrally positioned with convenience in mind \*\*\* Viewing highly recommended - Contact us today



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION

Well positioned on the outskirts of Pontsian, only approximately 4 miles distant from the Teifi Valley Market Town of Llandysul which provides for more everyday amenities including the brand new Primary and Secondary Schooling of Bro Teifi. The property lies on the outskirts of the rural Village of Pontsian with a Village Shop at the Former Tafarn Bach Community Hall, approximately 7 miles equidistant from the larger University Town of Lampeter and Newcastle Emlyn, and a 20 minute drive from the Ceredigion Heritage Coastline.

## GENERAL DESCRIPTION

A home for the whole Family. A spacious and well presented 4 bedroomed detached house enjoying all everyday modern conveniences and benefiting from oil fired central heating and double glazing. The property has been modernised in recent times and now offers a stunning bathroom suite and kitchen whilst also offering ample living accommodation.

Externally it sits on a generous plot with a large tarmacadamed driveway to the front and a landscaped and terraced garden to the rear, being private and not overlooked.

The property is convenient, being a short drive to Lampeter and Llandysul, and easily accessible to the Cardigan Bay Coast.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL

Accessed via a UPVC front entrance door, radiator, staircase to the first floor accommodation.



## STUDY/PLAY ROOM

13' 1" x 9' 7" (3.99m x 2.92m). With radiator and laminate flooring.



## LIVING ROOM

14' 10" x 11' 11" (4.52m x 3.63m). With an attractive timber fireplace incorporating a coal effect electric fire, radiator and laminate flooring.



## KITCHEN/DINER

23' 2" x 11' 7" (7.06m x 3.53m). A modern fitted Kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit with mixer tap, built-in stainless steel double oven with ceramic 4 ring hob with extractor hood over, built-in fridge and freezer, radiator, tiled flooring, window enjoying views over the rear garden and French doors to the rear garden area.



## KITCHEN/DINER (SECOND IMAGE)

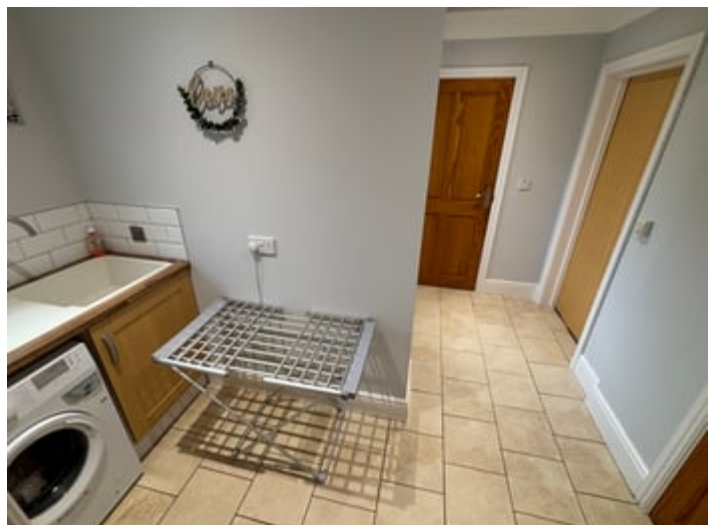


## KITCHEN/DINER (THIRD IMAGE)



## UTILITY ROOM

10' 1" x 10' 0" (3.07m x 3.05m). Being 'L' shaped, with fitted floor units with work surfaces over, sink and mixer tap, plumbing and space for washing machine, tiled flooring and rear entrance door.



## PANTRY CUPBOARD

Being fully shelved.

## CLOAKROOM

With low level flush w.c., pedestal wash hand basin, radiator and tiled flooring.



## INTEGRAL GARAGE

15' 11" x 9' 11" (4.85m x 3.02m). With up and over door, access to the loft space, Fire Bird oil fired central heating boiler.



## FIRST FLOOR

### GALLERIED LANDING

With access to the loft space and built-in storage cupboard with radiator.



### BEDROOM 1

10' 3" x 8' 11" (3.12m x 2.72m). With window to the rear and radiator.



## BATHROOM

10' 11" x 9' 9" (3.33m x 2.97m). Being newly refurbished. A stylish fully tiled 4 piece bathroom suite comprising of a walk-in shower/wet room facility with a rainfall shower, built-in shelf and separate hand attachment, floating vanity unit with a wash hand basin, floating enclosed w.c., free standing bath and designer heated towel rail.



**BATHROOM (SECOND IMAGE)**



## BEDROOM 2

13' 1" x 11' 11" (3.99m x 3.63m). With window to the front and radiator.



## EN-SUITE SHOWER ROOM TO BEDROOM 2

9' 10" x 3' 9" (3.00m x 1.14m). With a double shower cubicle, vanity unit with wash hand basin, low level flush w.c., heated towel rail.



**BEDROOM 3**

13' 5" x 8' 10" (4.09m x 2.69m). With window to the rear and radiator.

**BEDROOM 4**

10' 5" x 8' 11" (3.17m x 2.72m). With window to the rear and radiator.

**EXTERNALLY****LEAN-TO WORKSHOP/STORE SHED**

26' 0" x 7' 3" (7.92m x 2.21m). With front and rear entrance doors with power and light connection.

**GARDEN**

To the rear lies a private and enclosed garden having mature hedge and fenced boundary, being terraced, recently landscaped, and offering various patio and dining areas along with a range of flower and shrub beds. Low maintenance and perfect for any Family home.



**GARDEN (SECOND IMAGE)**



**GARDEN (THIRD IMAGE)**



**GARDEN (FOURTH IMAGE)**



**PARKING AND DRIVEWAY**

A tarmacadamed driveway providing ample car parking and turning space with mature conifer hedging creating great privacy.



**FRONT OF PROPERTY**



**REAR OF PROPERTY**



**AGENT'S COMMENTS**

Perfect Family home in a sought after Village Community. Viewings highly recommended.

## **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 for the property - 'E'.

## **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.

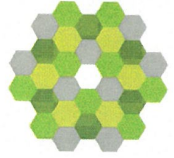
## **Services**

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

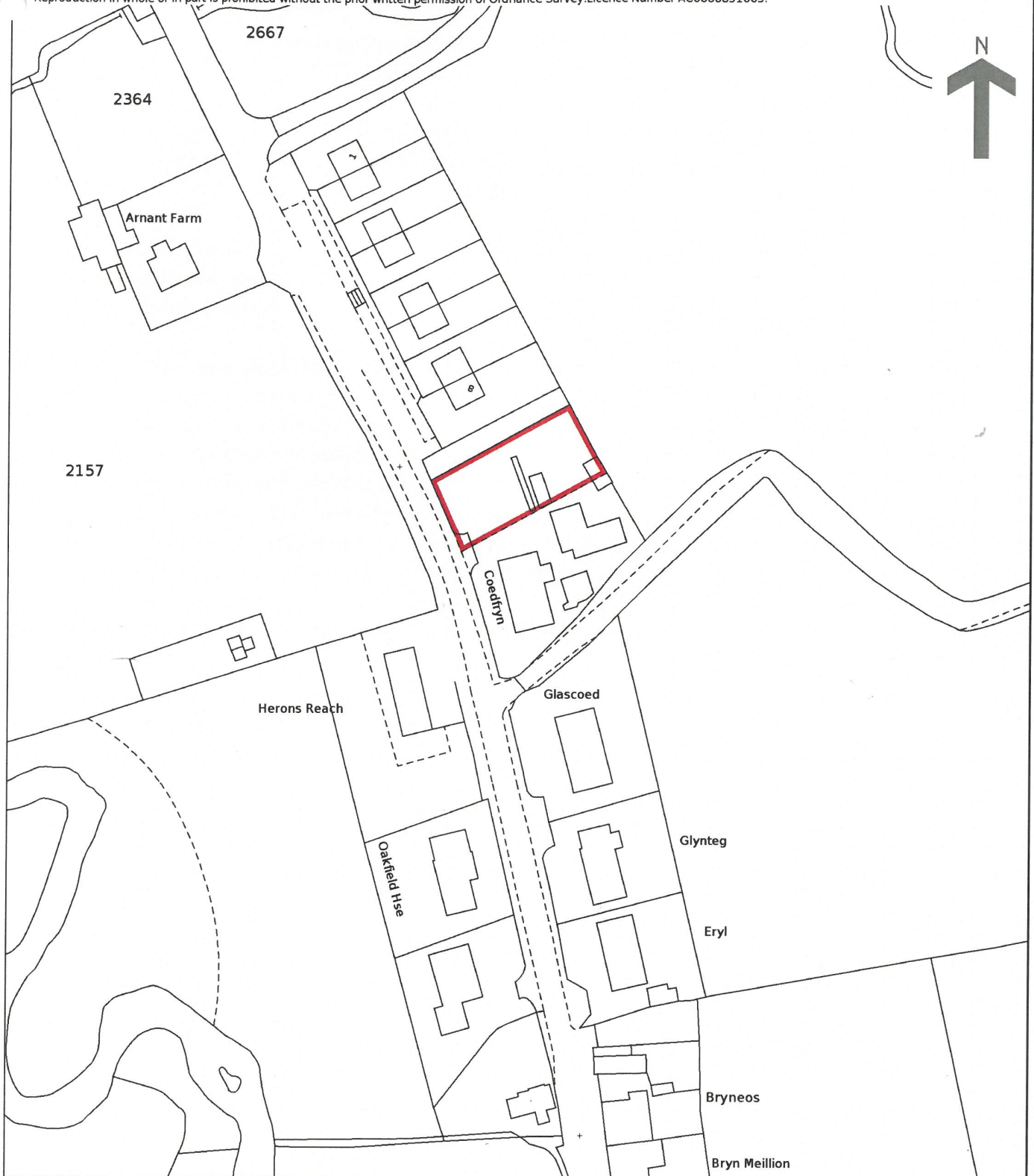


HM Land Registry  
Official copy of  
title plan

Title number **CYM400652**  
Ordnance Survey map reference **SN4445NW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**

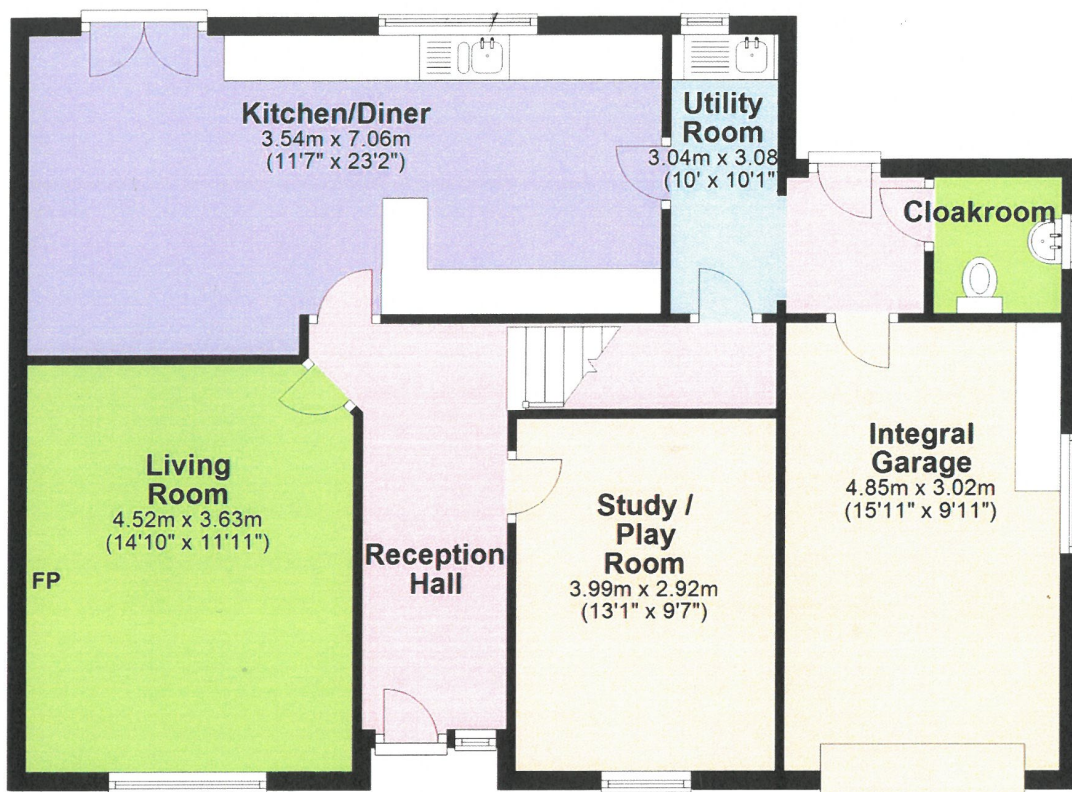


© Crown Copyright. Produced by HM Land Registry.  
Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000851063.



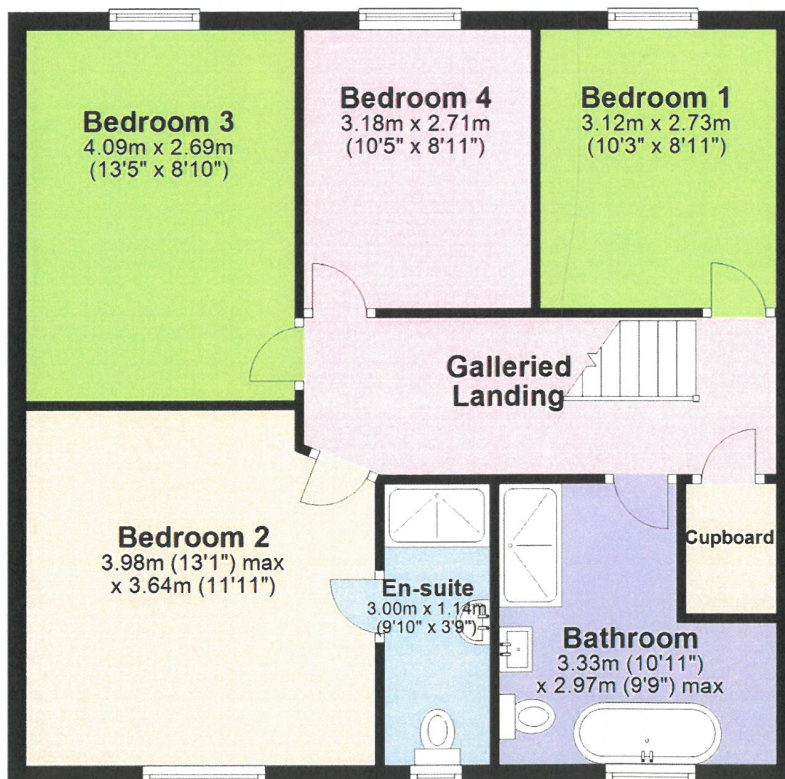
## Ground Floor

Approx. 87.8 sq. metres (944.8 sq. feet)



## First Floor

Approx. 67.6 sq. metres (727.7 sq. feet)



Total area: approx. 155.4 sq. metres (1672.5 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.

## MATERIAL INFORMATION

---

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (72)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

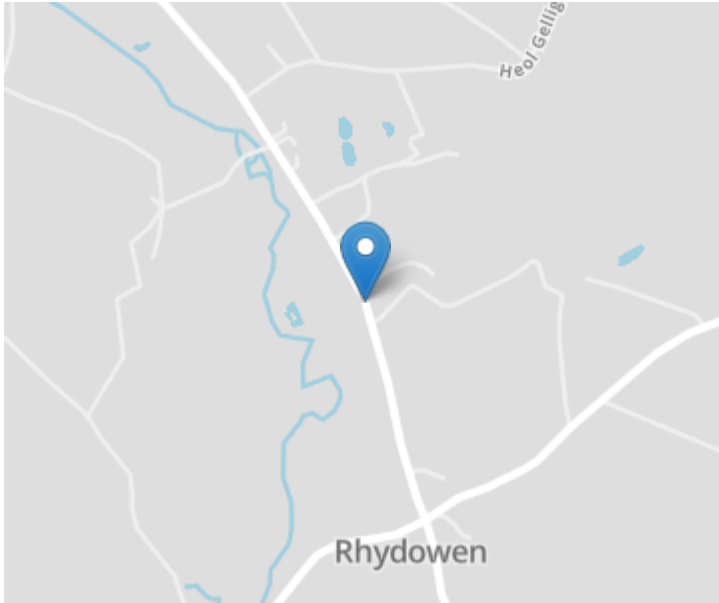
**Any risk of coastal erosion?** No

**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

From Lampeter take the A475 Newcastle Emlyn road. Proceed through the Villages of Llanwnnen, Drefach and Cwmsychpant. On entering Rhydowen turn right at the junction just before the former Public House. Continue on this road for 0.2 of a mile and the property will be found 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](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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



Regulated by

**RICS**

