

*A characterful and spacious conveniently located 4 bedroomed detached Village residence in the pretty Village Community of Pontsian, West Wales*



**Greenhill, Pontsian, Llandysul, Ceredigion. SA44 4TU.**

**£265,000**

**REF: R/4614/LD**

\*\*\* Character and spacious \*\*\* Conveniently positioned within the pretty Village Community of Pontsian \*\*\* A detached 4 bedroomed property with modern kitchen and bathroom \*\*\* Perfect Family proportioned accommodation \*\*\* Oil fired central heating, UPVC double glazing and good Broadband connectivity \*\*\* Charming and characterful stone and slate residence

\*\*\* Off lying lawned garden area with summerhouse \*\*\* Off road parking area for 2/3 vehicles \*\*\* Rear terraced garden with steps leading from the front terrace - In need of landscaping \*\*\* Enjoying views over open countryside to the front

\*\*\* Popular Village setting \*\*\* 4 miles distant from the Market Town of Llandysul and 7 miles distant from the University Town of Lampeter \*\*\* A 20 minute drive to the Ceredigion Heritage Coastline \*\*\* Contact us today to view



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

## LOCATION

Well situated in the popular picturesque Village of Pontsian with a good range of local amenities including Village Shop, Village Hall and Places of Worship, only some 4 miles distant from the Teifi Valley Market Town of Llandysul, some 7 miles distant of the University Town of Lampeter and only a 20 minutes drive from the Ceredigion Heritage Coastline at New Quay.

## GENERAL DESCRIPTION

The placing of Greenhill on the open market offers potential Purchasers with an opportunity of acquiring an attractive characterful detached residence located in the popular rural Village of Pontsian. The property is of traditional stone and slate construction benefiting from oil fired central heating, double glazing and good Broadband connectivity.

It offers an ideal Family home with spacious 4 bedroomed accommodation, an off lying lawned garden to the front, off street parking and a terraced garden to the rear.

Viewing is highly recommended.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

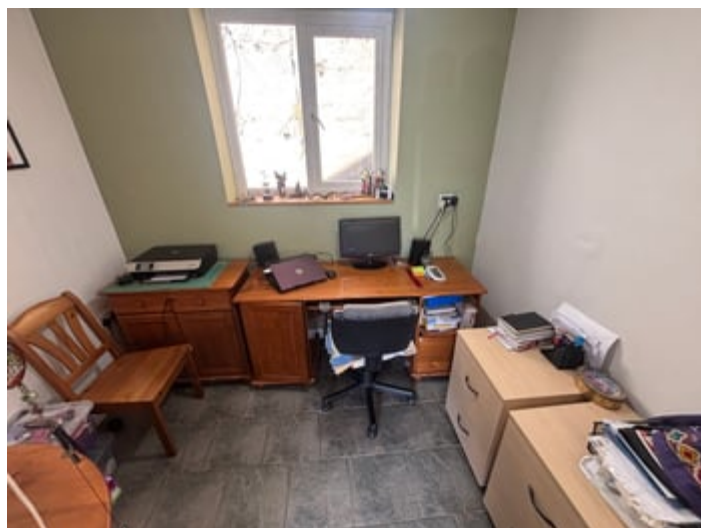
## SITTING ROOM

12' 4" x 11' 11" (3.76m x 3.63m). Accessed via a UPVC wood effect front entrance door, ceramic tiled floor, feature beamed ceiling, radiator.



## OFFICE

8' 8" x 6' 4" (2.64m x 1.93m).





## KITCHEN

12' 4" x 8' 7" (3.76m x 2.62m). A modern fitted kitchen with stainless steel 1 1/2 bowl sink and drainer unit, fitted wall and floor units, 4 ring ceramic electric hob, New World electric fan oven with extractor fan over, ceramic tiled floor, radiator, feature beamed ceiling.



## UTILITY ROOM

8' 7" x 6' 4" (2.62m x 1.93m). With stainless steel single drainer sink unit, plumbing for automatic washing machine, ceramic tiled floor.



## CLOAKROOM

With low level flush w.c., wash hand basin, heated towel rail, tongue and groove walls.

## BOOT ROOM

10' 9" x 4' 5" (3.28m x 1.35m). With UPVC half glazed side entrance door, Warmflow oil fired central heating boiler, quarry tiled floor.

## LIVING ROOM

19' 5" x 12' 8" (5.92m x 3.86m). With laminate flooring, open fireplace on a slate hearth, radiator, windows to front overlooking the front garden and the open fields beyond, timber staircase to first floor.



## LIVING ROOM (SECOND IMAGE)



## FIRST FLOOR

### LANDING

A spacious landing area with access to insulated loft via a drop down ladder, radiator.



### FAMILY BATHROOM

9' 6" x 6' 4" (2.90m x 1.93m). Having a 3 piece suite comprising of low level flush w.c., pedestal wash hand basin, panelled bath, double tiled shower cubicle with Triton electric shower, radiator.



### BATHROOM (SECOND IMAGE)



### BEDROOM 1

12' 5" x 9' 8" (3.78m x 2.95m). With double aspect windows, radiator.



### BEDROOM 2

10' 5" x 9' 4" (3.18m x 2.84m). With windows to front overlooking the front garden and beyond, radiator.





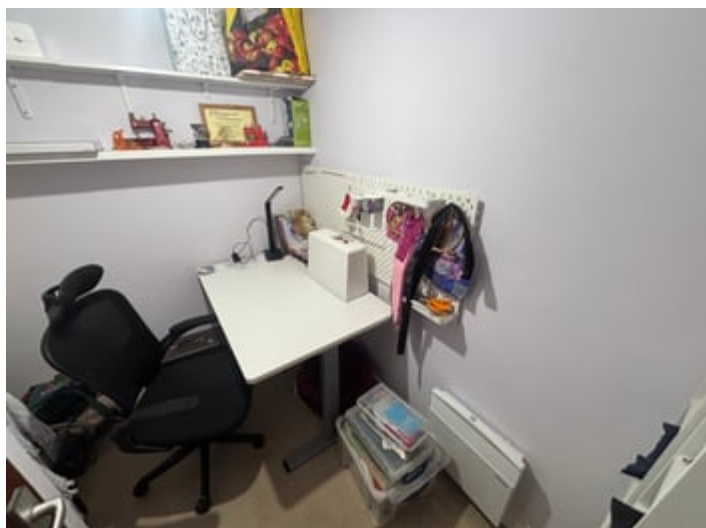
### BEDROOM 3

12' 1" x 10' 9" (3.68m x 3.28m). With radiator, windows overlooking the front garden.



### BEDROOM 4

8' 2" x 7' 8" (2.49m x 2.34m) max, being 'L' shaped. With windows to rear, electric heater.



### EXTERNALLY

#### ATTACHED STORE SHED

13' 7" x 5' 8" (4.14m x 1.73m). Located to the side of the property with front and rear access doors, electricity connected.

### PATIO AREA

With steps leading up the property with paved patio area to the front and concrete paths to the side.



#### PATIO AREA (SECOND IMAGE)



#### OFF LYING GARDEN TO THE FRONT

Located adjacent to the property being enclosed and laid to lawn with a SUMMERHOUSE/WORKSHOP and providing delightful outside space.





## SUMMERHOUSE/WORKSHOP



## PARKING AREA

A gravelled parking area for up to 2/3 vehicles.



## RAISED REAR GARDEN AREA

With steps leading from the side of the property and enjoying breath taking views over the surrounding countryside and the Teifi Valley.



## FRONT OF PROPERTY



## VIEW FROM 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. Council Tax Band for the property - 'E'.

## MONEY LAUNDERING REGULATIONS

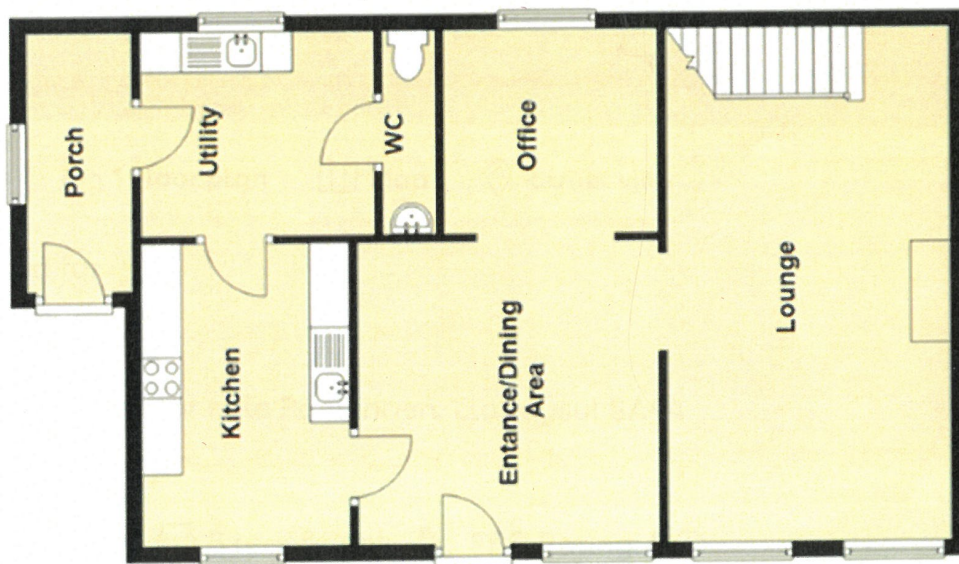
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

## **Services**

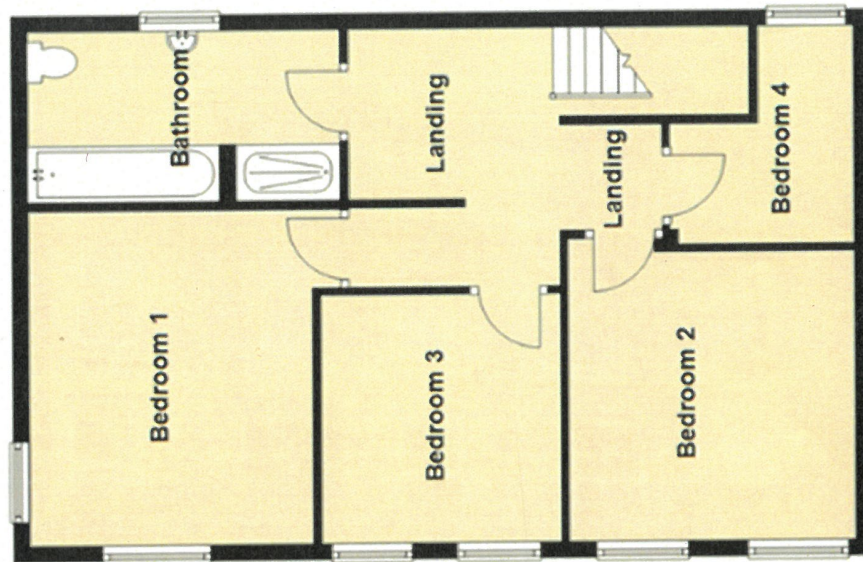
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



Ground Floor



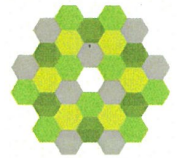
First Floor



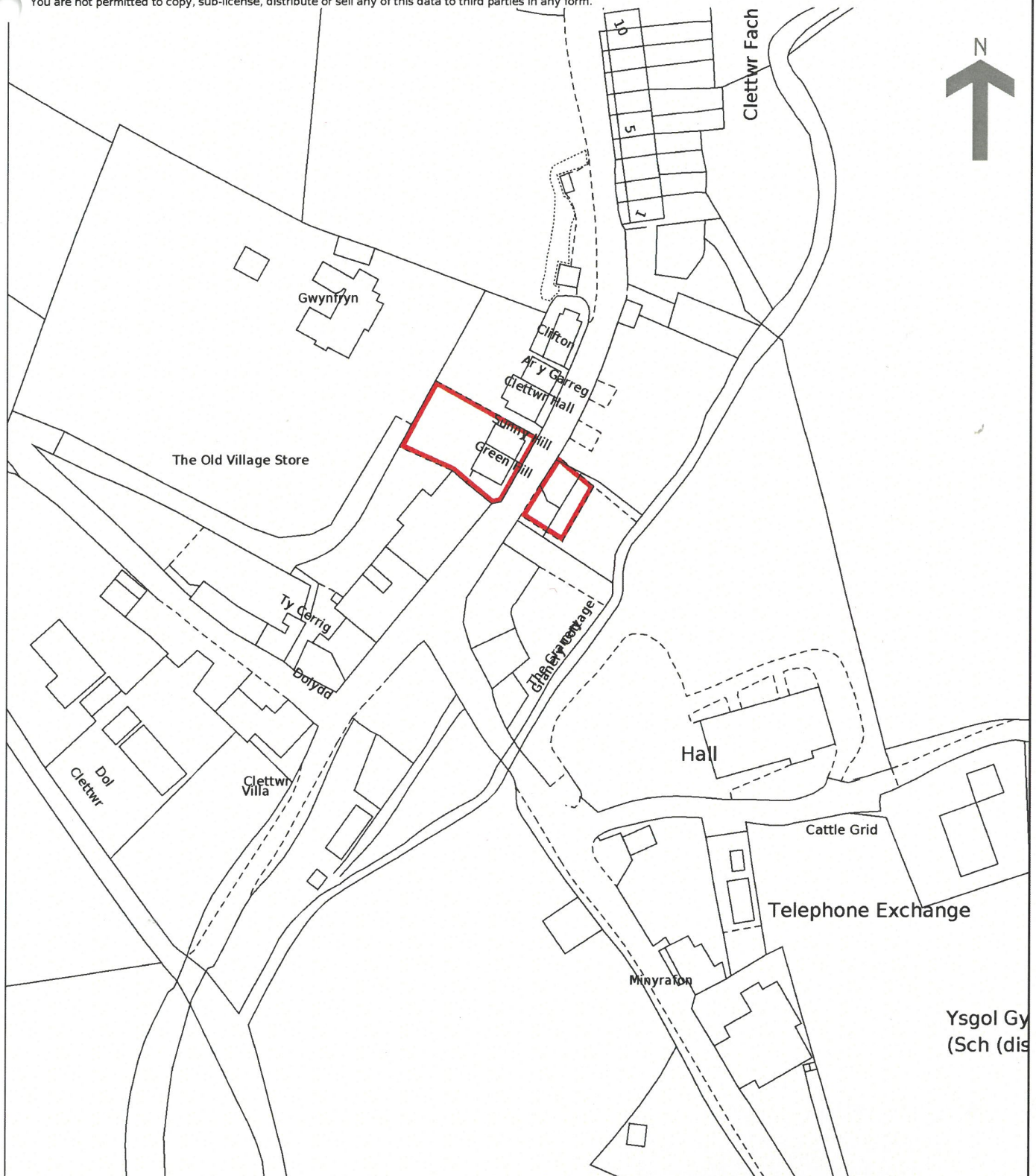


HM Land Registry  
Official copy of  
title plan

Title number **CYM755012**  
Ordnance Survey map reference **SN4346SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



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**Council Tax:** Band E

N/A

**Parking Types:** Off Street. Private.

**Heating Sources:** Double Glazing. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**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

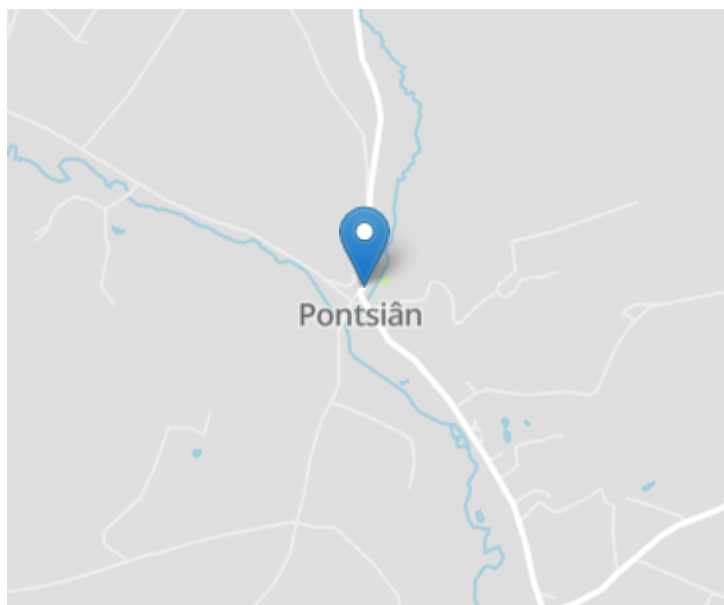
**Is the property listed?** No

**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 our Lampeter Office take the A475 Newcastle Emlyn road. Continue through the Villages of Llanwnnen, Drefach and Cwmsychpant. Continue down the hill to Rhydowen. Turn right at the square towards Pontsian. On reaching the main square in Pontsian turn right and the property 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 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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

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

**Lampeter Office**  
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