

Regulated by:



RICS



Since 1989

A delightful edge of Village detached bungalow set in large grounds. Pontrhydfendigaid, West Wales



Ty Ni, Pontrhydfendigaid, Ystrad Meurig, Ceredigion. SY25 6BB.

REF: R/2704/LD

£210,000

- *** No onward chain *** Delightfully positioned detached bungalow *** 2 double bedroomed accommodation *** LPG fired central heating, UPVC double glazing and Broadband available *** In need of sympathetic modernisation - Whilst suiting retirement living or for 1st Time Buyers
- *** Possibility to extend or convert the garage (subject to consent) *** Attached garage and garden shed *** Surprisingly large plot laid mostly to lawn - Being a blank canvas garden with mature hedge and fenced boundaries *** Fantastic outlook over the Village Playing Fields
- *** Nestled at the foothills of the Cambrian Mountains - A short walk from Strata Florida Abbey *** Convenient Village amenities with Shop, Public Houses and Places of Worship *** Contact us today

LOCATION

The property is attractively positioned on the edge of Pontrhydfendigaid, nestling at 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

Ty Ni enjoys a delightful edge of Village location with a fantastic outlook over the Village Playing Fields. The property itself offers 2 bedroomed accommodation and benefits from LPG fired central heating and UPVC double glazing throughout. The property is in need of sympathetic modernisation but would suit retirement living or for 1st Time Buyers.

The property sits on a large plot with gardens to the rear and side, currently being a blank canvas, with mature hedge and fenced boundaries.

The property as a whole deserves early viewing and currently consists of the following:-

RECEPTION HALL

With UPVC front entrance door.

HALLWAY

With radiator, airing cupboard with hot water cylinder, immersion and shelving area.



LIVING ROOM

22' 3" x 10' 9" (6.78m x 3.28m). With a feature brick fireplace incorporating a Real Flame gas effect fire on a slate hearth, 2 radiators, sliding patio doors to the rear garden, T.V. point.



KITCHEN

10' 9" x 10' 3" (3.28m x 3.12m). A fitted kitchen with wall and floor units with work surfaces over, stainless steel single sink and drainer unit, electric oven, 4 ring gas hob, radiator, half glazed rear entrance door to the garden.



BATHROOM

Having a 3 piece suite comprising of a panelled bath with Mira shower over, pedestal wash hand basin with shaver light and point, low level flush w.c., radiator.



FRONT BEDROOM 1

10' 9" x 9' 0" (3.28m x 2.74m). With radiator.



REAR BEDROOM 2

11' 2" x 10' 5" (3.40m x 3.17m). With radiator.



ATTACHED GARAGE

22' 0" x 9' 0" (6.71m x 2.74m). With up and over door, concrete flooring, electricity connected, plumbing and space for automatic washing machine and tumble dryer, Worcester LPG fired central heating boiler that runs all domestic systems.

NOTE: This room would offer great conversion potential into further accommodation (subject to the necessary consents being granted).

EXTERNALLY

GARDEN

The property enjoys an extensive plot with a rear and side garden. currently being laid mostly to lawn with mature hedge and fenced boundary. This offers a blank canvas and enjoys a fantastic outlook over the Village Playing Fields. As mentioned the garage could be converted and re-erected within the boundaries.



PARKING AND DRIVEWAY

A gravelled driveway lies to the front of the property with ample parking area.

VIEWS

Views over the Village Playing Fields.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

Edge of Village location. A property with great potential.

VIDEO

Virtual Video available on our Website –
www.morgananddavies.co.uk

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 - D.

Services

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

Directions

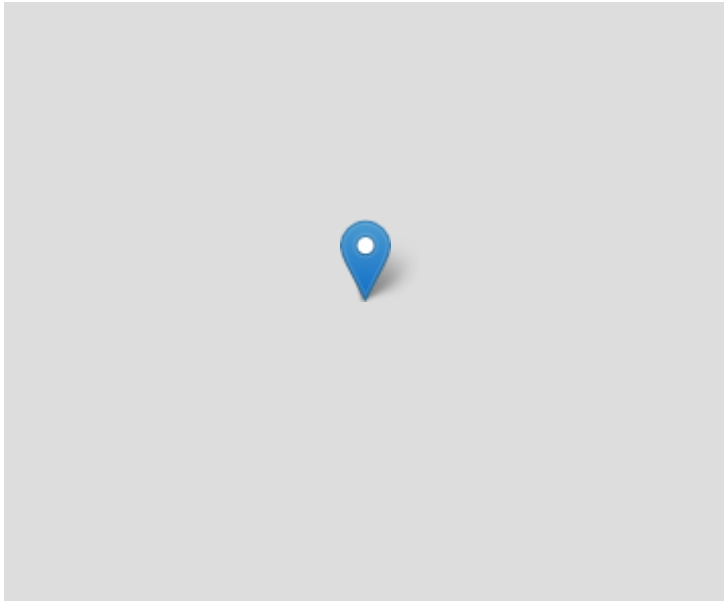
From Lampeter take the A485 to Tregaron. At the first square by the former Natwest Bank, continue onto the B4343 roadway signposted Pontrhydfendigaid. Continue into the Village, over the hump back bridge, and continue around the left hand bend, on the road towards Aberystwyth, and the property will be located 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

Virtual Video available on our Website –
www.morgananddavies.co.uk

All our properties are also available to view 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 Facebook and Instagram Pages



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		