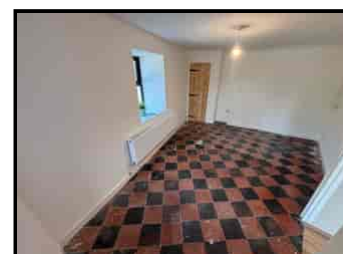


*A refurbished end of terrace cottage offering 3 bedroomed accommodation and courtyard garden.
Pontrhydfendigaid, West Wales*



**Dyffryn Tawel, 1 Mill Street, Pontrhydfendigaid, Ystrad Meurig, Ceredigion.
SY25 6BG.**

£135,000

REF: R/4877/LD

*** No onward chain - Priced to sell *** A deceptive and modernised home *** A newly refurbished end of terrace cottage
*** Popular centre of Village location *** 3 bedroomed accommodation *** Brand new kitchen and bathroom *** Well insulated property *** Air source electric heating and solar panels *** Courtyard style garden with two garden sheds *** On street parking only (not allocated).

*** Level walking distance to a good range of amenities within the Village of Pontrhydfendigaid *** A short walk up to the Strata Florida Abbey *** The Village offers Shop, Public House, Primary School and Places of Worship *** Within commuting distance to the larger Towns of Aberystwyth, Lampeter and Tregaron *** The perfect opportunity to get your foot on the property ladder or for an investment purchase *** Contact us today to view



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



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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

Conveniently positioned within the popular rural Community of Pontrhydfendigaid offering a Shop, Public House, Primary School and Places of Worship, some 5 miles North from the Teifi Valley Market Town of Tregaron offering a wider range of facilities, within easy travelling distance to the larger University Town of Lampeter, to the South, and the University Town Coastal Resort and Administrative Centre of Aberystwyth, to the North, being the main employment centre of the locality.

GENERAL DESCRIPTION

A deceptive and recently refurbished 3 bedroomed end of terrace cottage being nicely positioned within the delightful Village Community of Pontrhydfendigaid. The property has undergone comprehensive refurbishment with a new modern kitchen and bathroom along with electric air source heating and radiators throughout and solar panels.

To the rear lies a small courtyard garden with two garden sheds. A low maintenance property perfectly suiting 1st Time Buyers or Investment Purchasers.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH

With UPVC front entrance door.

KITCHEN

20' 7" x 9' 8" (6.27m x 2.95m). With a Howdens Shaker style fitted kitchen with a range of wall and floor units with breakfast bar, stainless steel sink and drainer unit, plumbing and space for automatic washing machine, integrated electric oven, 4 ring hob with extractor hood over, original staircase to the first floor accommodation with understairs storage cupboard.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



LIVING ROOM

15' 4" x 8' 4" (4.67m x 2.54m). With Red and Black quarry tiled flooring, radiator, built-in cupboard housing the hot water tank and heating system.



LIVING ROOM (SECOND IMAGE)



BEDROOM 3

10' 6" x 8' 6" (3.20m x 2.59m). With radiator.



FIRST FLOOR

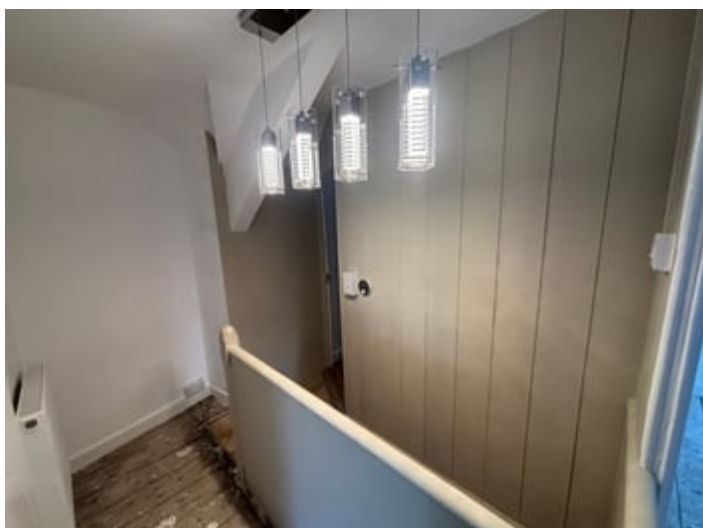
LANDING

With radiator and access to the loft space.



BEDROOM 2

9' 6" x 7' 8" (2.90m x 2.34m). With radiator.



BATHROOM

A stylish 3 piece suite comprising of a P-Shaped bath with Mira electric shower, double door vanity unit with wash hand basin, low level flush w.c., radiator, laminate flooring.



BEDROOM 1

8' 8" x 7' 5" (2.64m x 2.26m). With radiator.



EXTERNALLY

COURTYARD GARDEN AREA

The property enjoys a small courtyard garden with TWO USEFUL OUTHouses.

PLEASE NOTE: The courtyard garden adjoins the neighbouring property's courtyard and is therefore not private.



OUTHOUSE 1



OUTHOUSE 2



PARKING

On street parking only (not allocated).

FRONT OF PROPERTY



AGENT'S COMMENTS

A nicely refurbished property in a popular Village location. A must view.

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 - 'B'.

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.

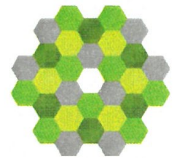
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, air source heating, solar panels, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

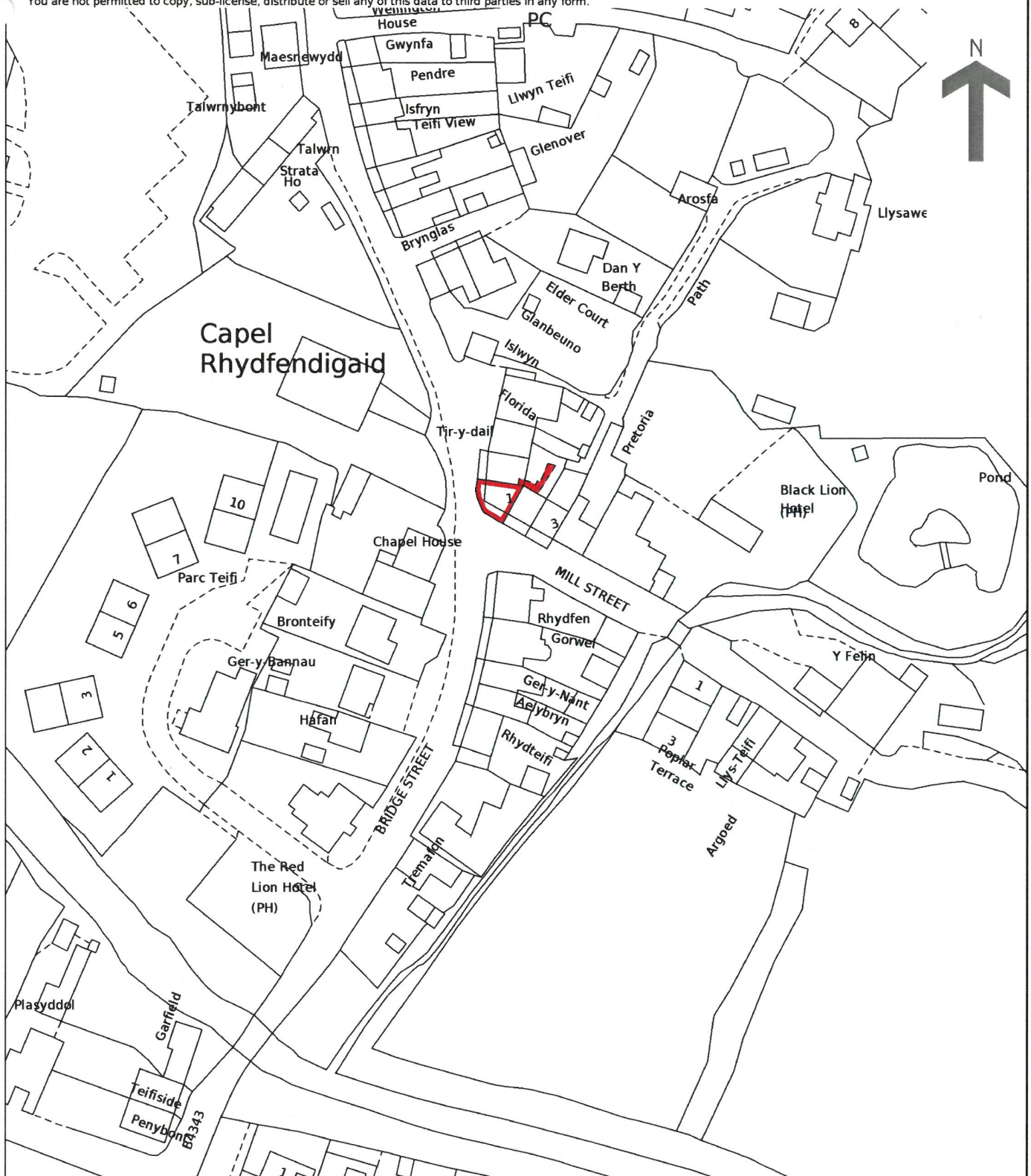
HM Land Registry

Official copy of title plan

Title number **CYM877964**
Ordnance Survey map reference **SN7366NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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Council Tax: Band B

N/A

Parking Types: Not Allocated. On Street.

Heating Sources: Air Source Heat Pump.

Double Glazing. Solar.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: A (92)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

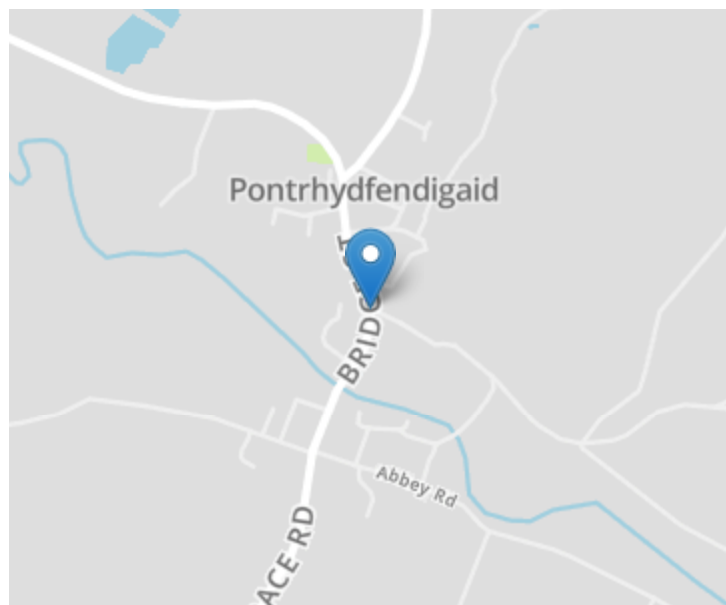
Any risk of coastal erosion? No

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 A485 road to Tregaron. In Tregaron continue straight over the square onto the B4343 road to Pontrhydfendigaid. Continue into the Village of Pontrhydfendigaid and over the hump back bridge. On the next right hand turning the property will be located straight in front of you, 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	92	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

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



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