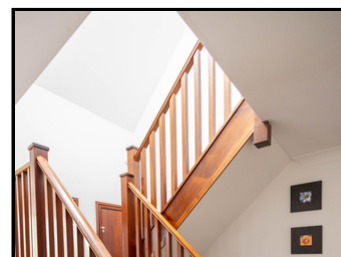


A desirable 2 bedroomed, 2 reception room semi detached house in a sought after gated Community with low maintenance lawned gardens and fine country views to the rear.



Dolphin, 3 Parc Teifi, Pontrhydfendigaid, Ystrad Meurig, Ceredigion. SY25 6BH.

£165,000

REF: R/4746/LD

*** No onward chain *** A delightful sought after semi detached house *** Select residential development within a gated Community ***
Centre of Village location - Close to a good range of local amenities *** Modern and stylish 2 bedroomed, 2 reception roomed
accommodation *** *** The property is available fully furnished and has previously been utilised for holiday letting

*** Rear decking and lawned areas *** Tarmacadamed driveway to the side offering two parking spaces *** Connection to mains water,
electric and LPG central heating *** Fine country views to rear

*** Perfectly suiting 1st Time Buyers or those seeking retirement living *** Sought after property in a desirable locality *** Picturesque Village
location within the Welsh Countryside *** Pontrhydfendigaid is located at the foothills of the Cambrian Mountains with fantastic outdoor
pursuits on your doorstep *** Only a short drive to the University Town of Aberystwyth and the Market Towns of Lampeter and Tregaron
*** Viewings recommended



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



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



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

LOCATION



Parc Teifi is located in Pontrhydfendigaid a picturesque Village within the Welsh countryside. Pontrhydfendigaid is nestled 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 of Employment Centre of Aberystwyth, to the West, and Lampeter, to the South. The Development is set centrally within the Village with a range of Village amenities close by and having ease of access.

GENERAL DESCRIPTION



Dolphin, 3 Parc Teifi is a delightfully spacious 2 bedroomed, 2 reception roomed semi detached house with a pleasant low maintenance rear lawned garden. To the front lies a tarmacadamed driveway with parking for two vehicles.

The property will be connected to mains water, mains electricity and mains drainage as well as LPG fired central heating. It enjoys the benefit of double glazing and good Broadband connectivity.

The property is situated within a select residential development within a gated Community and offers exclusivity.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL



With UPVC entrance door, staircase to the first floor accommodation.

KITCHEN/DINER



17' x 14'3". A fitted Shaker style kitchen with a range of wall and floor units with breakfast bar, 1 1/2 sink and drainer unit, eye level oven, 4 ring hob with extractor hood over.

INNER HALLWAY

Leading to

BATHROOM



Having a modern suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, heated towel rail.

SITTING ROOM/POSSIBLE BEDROOM 3



14' x 10'3". With built-in wardrobes, radiator.

FIRST FLOOR

LANDING

With under eaves storage with Worcester LPG fired central heating boiler.

BEDROOM 2



12'5" x 9'3". With built-in wardrobes, radiator.

EN-SUITE TO BEDROOM 2

A modern suite comprising of a shower cubicle, low level flush w.c., pedestal wash hand basin, heated towel rail.

BEDROOM 1



15'5" x 9'3". With built-in wardrobes, radiator.

EN-SUITE TO BEDROOM 1

A modern suite comprising of a shower cubicle, low level flush w.c., pedestal wash hand basin, heated towel rail.

EXTERNALLY

GARDEN



The property enjoys a low maintenance lawned rear garden that borders open country fields. The property also benefits from a decking area.

PARKING AND DRIVEWAY



To the front of the property lies a tarmacadamed driveway with parking for two vehicles.

PLEASE NOTE



The property is situated within a select development. The properties are available fully furnished as they were previously utilised for holiday lettings.

PHOTOGRAPHS

Photographs are examples taken from certain property types and fixtures and furniture vary from property to property.

AGENT'S COMMENTS

A modern semi detached bungalow offering spacious accommodation on a select development.

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

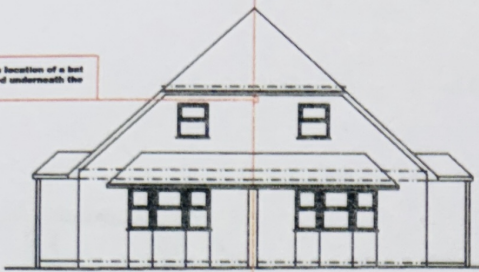
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

Services

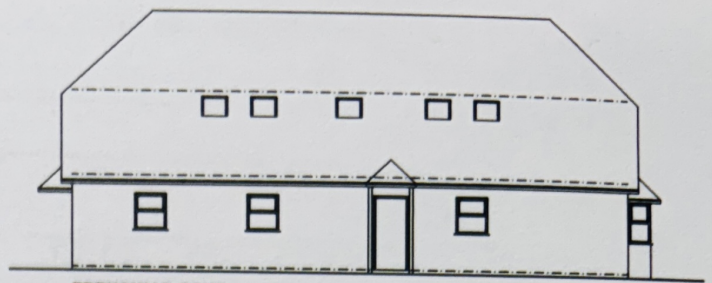
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, LPG fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



Denotes location of a hot
bore flood underneath the
eaves.

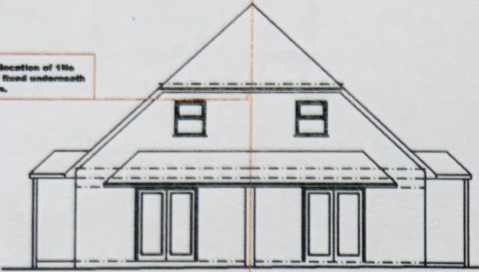


EDRYCHIAD BLAEN
front elevation

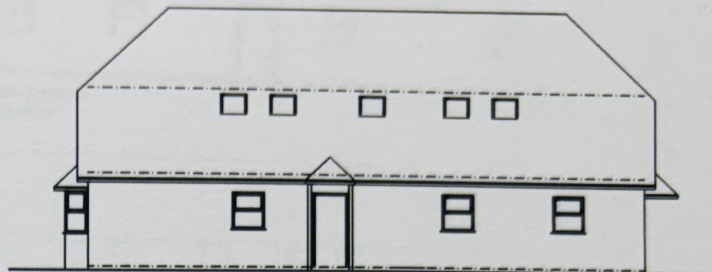


EDRYCHIAD OCHR
side elevation

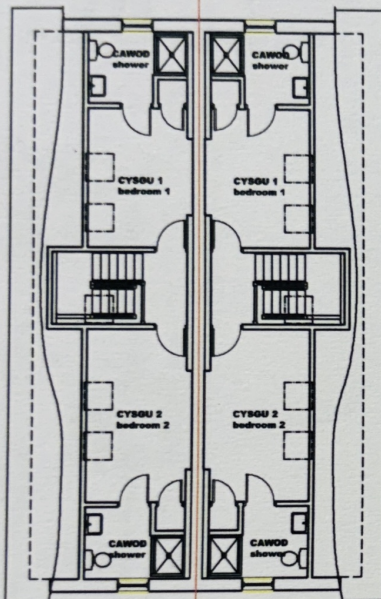
Denotes location of the
hot bore flood underneath the
eaves.



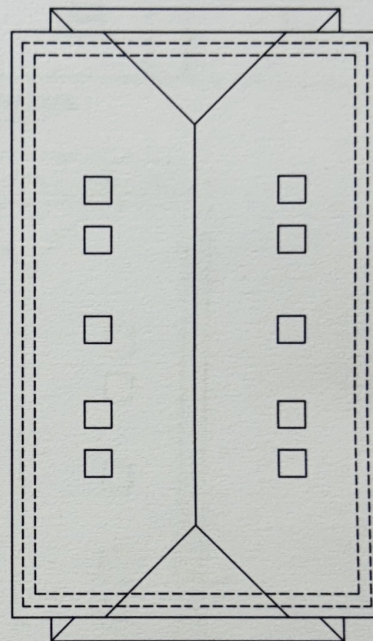
EDRYCHIAD CEFN
rear elevation



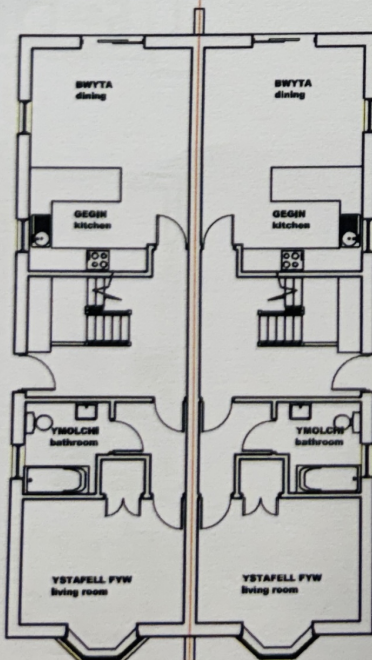
EDRYCHIAD OCHR
side elevation



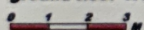
LLAWR CYNTAF
first floor



CYNLLUN Y TO
roof plan



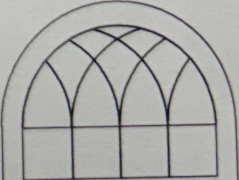
LLAWR GWAELOD
ground floor 1:100



INTERNAL LAYOUTS AND
EXTERNAL APPEARANCE
OF THE DWELLINGS TO
REMAIN AS EXISTING.

TAI RHIFAU 3, 4, 7, 8, 9 & 10
houses 3, 4, 7, 8, 9 & 10

AMENDMENT A
survey updated.
17.06.2024



BYRON JENKINS MCIAT,
SPECIALIST IN HISTORICAL AND MODERN PROJECTS,
ARCHITECTURAL CONSULTANCY AND PROJECT MANAGEMENT,
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Parc Yell,
Pentrhwydendigall,
Ystrad Mearig,
Ceredigion,
SY25 6SH

CYNLLUN BRAS
scheme drawing
CYNLLUN
Plans and elevations
Dwellings 1 to 10

SCALE 627/05
A

1:100 @ A1
17/06/2024
B. byron

Council Tax:

N/A

Parking Types: Driveway. Gated.

Heating Sources: Double Glazing. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (80)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

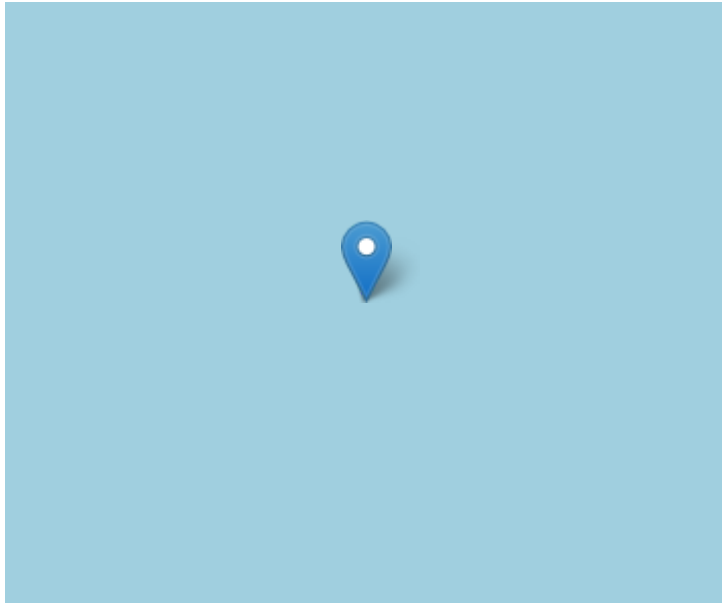
Any risk of coastal erosion? No

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 Tregaron road. Continue into Tregaron. Continue straight across the square onto the B4343 Pontrhydfendigaidd roadway. Continue into the Village and over the hump back bridge. Take the first left hand turning and continue through the gated entrance into Parc Teifi. The property will be located thereafter.


what3words will point you to where the properties lies on the map - [vibe.thinking.constrain](https://www.what3words.com/vibe.thinking.constrain)

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		90
(81-91) B	80	
(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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E: lampeter@morgananddavies.co.uk

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



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