

*A deceptive and well appointed 3 bedroomed semi detached dormer style bungalow enjoying a streamside location within a gated Community. Pontrhydfendigaid, West Wales*



**Deiniol, 2 Parc Teifi, Pontrhydfendigaid, Ystrad Meurig, Ceredigion. SY25 6BH**

**£175,000**

**REF: R/4745/LD**

\*\*\* No onward chain \*\*\* A delightfully spacious 3 bedroomed semi detached dormer style bungalow \*\*\* Select residential development within a gated Community \*\*\* Centre of Village location - Close to a good range of local amenities \*\*\* Modern accommodation \*\*\* \*\*\* The property is available fully furnished and has previously been utilised for holiday letting

\*\*\* Rear decking and lawned areas bordering a small stream \*\*\* Tarmacadamed driveway to the side offering three parking spaces \*\*\* Connection to mains water, electric and LPG central heating

\*\*\* 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 Town of Llanystumdona \*\*\* Very close to the coast



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## 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

Deiniol, 2 Parc Teifi is a delightfully spacious 3 bedroomed semi detached dormer style bungalow with a pleasant low maintenance rear lawned garden enjoying a streamside boundary. To the front lies a tarmacadamed driveway with parking for three 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.

### BATHROOM

Having a modern suite comprising of 'his and her' wash hand basin, panelled bath, shower cubicle, low level flush w.c., heated towel rail.





### KITCHEN/DINER

22'9" x 10'4". A fitted Shaker style kitchen with a range of wall and floor units with breakfast bar, 1 ½ sink and drainer unit, eye level oven, 4 ring hob with extractor hood over, LPG fired central heating boiler.



### DINING AREA

With sliding patio doors to the decking area.



### GROUND FLOOR BEDROOM 1

13'2" x 8'4". With radiator.



### GROUND FLOOR BEDROOM 2



11' x 7'5". With radiator, understairs storage cupboard.

## FIRST FLOOR

### PRINCIPLE BEDROOM 3

16'5" x 14'2". With built-in cupboard, radiator, Velux roof window.



### EN-SUITE TO PRINCIPLE BEDROOM 3

Comprising of a stylish suite with a panelled bath, low level flush w.c., wash hand basin, heated towel rail.

## EXTERNALLY

### GARDEN

The property enjoys a low maintenance rear lawned garden that borders a small stream. Directly to the rear of the property also lies a decking area.



### PARKING AND DRIVEWAY

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





## PLEASE NOTE

confirmation by your Provider.

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

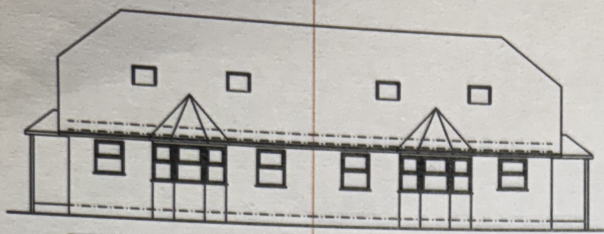
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

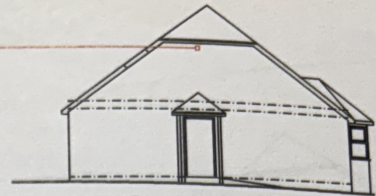






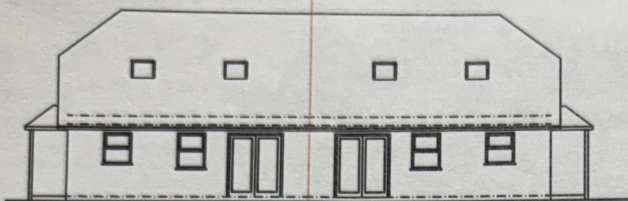
**EDRYCHIAD BLAEN**  
front elevation

Denotes location of a bed box fixed underneath the eaves.



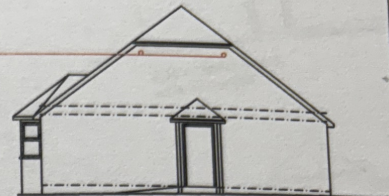
**EDRYCHIAD OCHR**  
side elevation

Denotes location of a bed box fixed underneath the eaves.



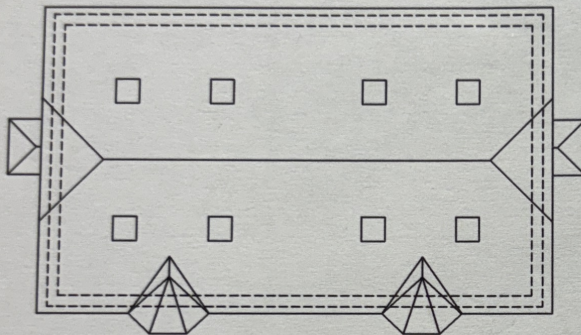
**EDRYCHIAD CEFN**  
rear elevation

Denotes location of 250v steel boxes fixed underneath the eaves.

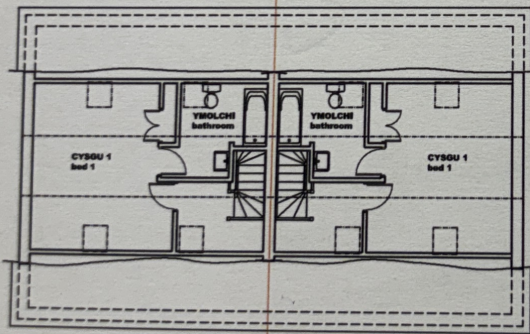


**EDRYCHIAD OCHR**  
side elevation

Denotes location of a bed box fixed underneath the eaves.

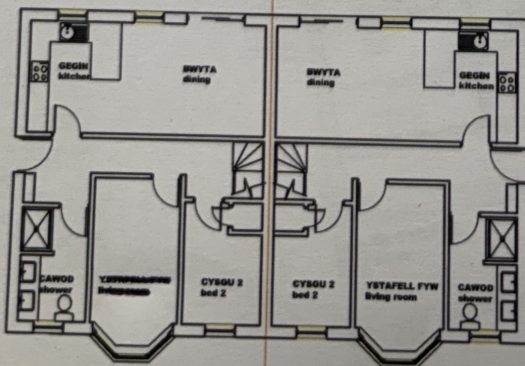


**CYNLLUN Y TO**  
roof plan



**LLAWR CYNTAF**  
first floor

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



**LLAWR GWAELOD**  
ground floor 1.100



**TAI RHIFAU 1, 2, 5 & 6**  
houses 1, 2, 5 & 6

## MATERIAL INFORMATION

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**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 (79)

**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

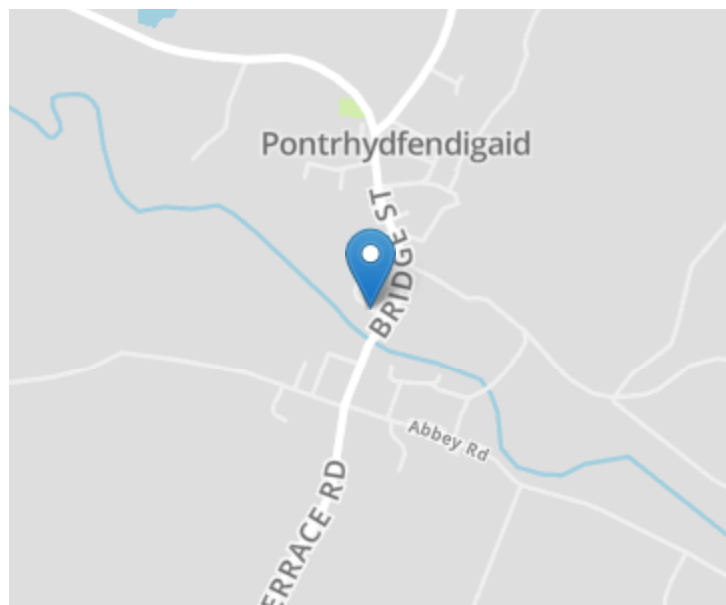
**Is the property listed?** No

**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 Pontrhydfendigaid 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](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'.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	
(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 :

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