

*A deceptive and well appointed 3 bedroomed semi detached house with front and rear garden.
Centre of Village location. Pontrhydfendigaid, West Wales*



15 Heol Y Bannau, Pontrhydfendigaid, Ystrad Meurig, Ceredigion. SY25 6AZ.

£199,950

REF: R/4542/LD

*** A modernised and stylish Family home *** Convenient and well positioned semi detached house *** 3 bedroomed accommodation *** Newly fitted bathroom *** Oil fired central heating, double glazing, multi fuel stove in Living Room and good Broadband connectivity *** Contemporary fully fitted kitchen

*** Low maintenance front and rear garden - Level lawned areas and large patio area *** Hot tub jacuzzi *** Two outhouses *** Rear access onto on street parking area

*** Positioned in a sought after cul-de-sac *** Centre of Village location *** Walking distance to Village amenities - Benefitting from Public House, Village Shop, Garage, Village Hall, Places of Worship and Primary School *** 2 miles from Cors Caron Nature Reserve and the historic Strata Florida *** The University Town Coastal Resort and Administrative Centre of Aberystwyth lies within 13 and the University Town of Lampeter lies within 14 miles *** Contact us today to view



LAMPETER
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LOCATION

The property is situated in a sought after cul-de-sac within the Village Community of Pontrhydfendigaid lying at the foothills of the Welsh Cambrian Mountains. The Village offers a good range of local facilities with Village Shop, Public House, Car Mechanics, Places of Worship, Primary School and Village Hall. It lies 13 miles from the University Town Coastal Resort and Administrative Centre of Aberystwyth, 14 miles from the University Town of Lampeter and 7 miles from the Market Town of Tregaron, within the Teifi Valley. Therefore a rural yet convenient property with a lot to offer and the perfect Family home.

GENERAL DESCRIPTION

The property enjoys a centre of Village location with excellent Village amenities. The property is a semi detached 3 bedroomed dwelling recently being modernised with a newly fitted bathroom, oil fired central heating and double glazing.

Externally it enjoys a front and rear garden being low maintenance with a lawn and large patio area with a hot tub jacuzzi and outhouses. There is on street parking to the front and rear of the property .

It lies convenient to the nearby Towns of Lampeter, Aberystwyth and Tregaron. Pontrhydfendigaid itself sits at the foothills of the Cambrian Mountains with fantastic outdoor activities on your doorstep.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

HALLWAY

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



LIVING ROOM

16' 10" x 10' 0" (5.13m x 3.05m). With an open fireplace housing a cast iron multi fuel stove on a Black hearth and shelf above, laminate flooring, radiator, T.V. point.



LIVING ROOM (SECOND IMAGE)



KITCHEN

16' 10" x 9' 11" (5.13m x 3.02m). A stylish fitted kitchen with a range of wall and floor units with work surfaces over, ceramic sink with drainer, integral dishwasher, electric cooker point and space, tiled flooring, two windows to the rear, rear entrance door.



KITCHEN (SECOND IMAGE)



BOILER CUPBOARD

Housing the Wallstar oil fired central heating boiler that runs the hot water system throughout the property.

FIRST FLOOR

LANDING

With access to the attic which is partly boarded and insulated.



FAMILY BATHROOM

A recently refurbished suite comprising of a panelled bath with shower over and shower screen, wall mounted double drawer vanity unit with ceramic wash hand basin with mixer tap, low level flush w.c., chrome heated towel rail, vinyl flooring.



BATHROOM (SECOND IMAGE)



REAR BEDROOM 2

10' 1" x 10' 0" (3.07m x 3.05m). With laminated flooring, radiator.



PRINCIPAL BEDROOM 1

12' 0" x 10' 0" (3.66m x 3.05m). With laminated flooring, radiator.



FRONT BEDROOM 3

9' 5" x 8' 3" (2.87m x 2.51m). With laminated flooring, radiator.



EXTERNALLY

RENDERED BRICK BUILT GARDEN STORE

7' 10" x 5' 0" (2.39m x 1.52m).



LEAN-TO STORE

7' 0" x 3' 0" (2.13m x 0.91m).

GARDEN

A particular feature of this property is its well maintained enclosed front and rear garden. The front garden is laid to lawn with a concrete path leading from the front entrance gate to the front of the property and a gate leading onto the rear garden.

The rear garden is again mostly laid to lawn with the added benefit of an extensive patio area housing the HOT TUB. The rear garden also benefits from a raised bed, various ornamental trees and shrubbery and a gated entrance to the rear that leads onto a further on street parking area.

PLEASE NOTE: The HOT TUB is included within the sale of the property.



GARDEN (SECOND IMAGE)



PATIO AND HOT TUB JACUZZI



PATIO AND HOT TUB JACUZZI (SECOND IMAGE)



PARKING

On street parking only to the front and rear of the property.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

The perfect Family home in a sought after location offering convenience within the Village and nearby Towns.

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 - '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.

WHAT3WORDS

what3words will point you to where the properties lies on the map - straying.retina.having

Services

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

H.M. LAND REGISTRY		TITLE NUMBER	
		WA595387	
ORDNANCE SURVEY PLAN REFERENCE	SN 7366	SECTION A	Scale 1/1250
COUNTY DYFED DISTRICT CEREDIGION			© Crown copyright 1982

ADMINISTRATIVE AREA CEREDIGION
SIR CEREDIGION



Council Tax: Band B

N/A

Parking Types: On Street.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (67)

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 proceed on the A485 road to Tregaron. At Tregaron Town Square carry straight onto the B4343 Pontrhydfendigaid road. Proceed to the Village of Pontrhydfendigaid. Drive through the Village and over a hump back bridge for a further quarter of a mile until you will see a turning off to your right heading towards Ffair Rhos and Ysbyty Ystwyth, which is still on the B4343 road. As soon as you turn right towards Ffair Rhos turn immediately right again into Heol Y Bannau. As you drive down through the cul-de-sac you will see the property thereafter on your left hand side.

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		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(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 :

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