

*Character 2/3 bedroomed cottage in a popular Village Community. Pontrhydfendigaid, West Wales*



Pendre, Pontrhydfendigaid, Ystrad Meurig, Ceredigion. SY25 6BB.

**£155,000**

**REF: R/3980/LD**

\*\*\* No onward chain \*\*\* Traditional and double fronted character 2/3 bedroomed cottage \*\*\* Attractively positioned in centre of Village of Pontrhydfendigaid \*\*\* Solid fuel and electric central heating \*\*\* Double glazing and good Broadband connectivity \*\*\* Comfortable and well presented

\*\*\* Generous rear garden laid to lawn with large paved patio \*\*\* Useful range of outhouses

\*\*\* Commuting distance to the larger Towns of Aberystwyth, Lampeter and Tregaron \*\*\* Perfect opportunity to get your foot on the property ladder



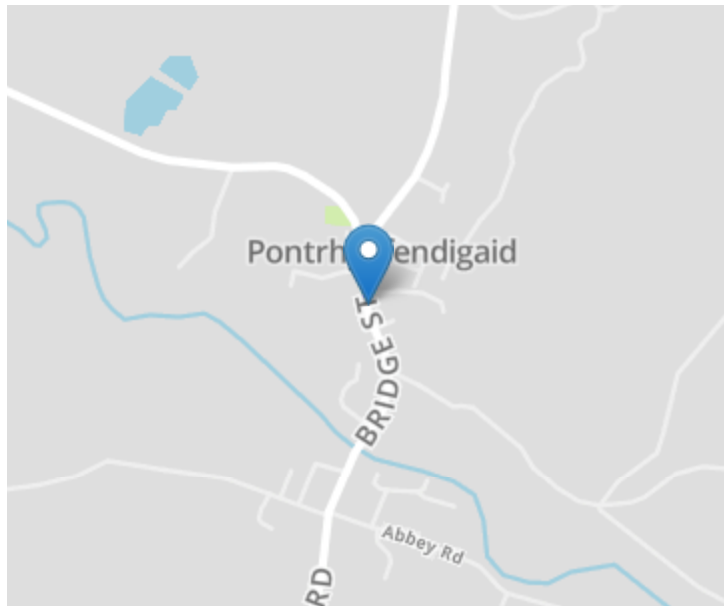
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## LOCATION

Conveniently positioned within the popular rural Community of Pontrhydfendigaid with 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, and within easy travelling distance to the larger Towns of Lampeter, to the South, and Aberystwyth, to the North, being an important Employment Centre of the locality.

## GENERAL DESCRIPTION

An attractive and full of character 2/3 bedroomed mid terraced cottage positioned in the delightful Village Community of Pontrhydfendigaid. The property enjoys the benefit of solid fuel and electric central heating, double glazing and a generous rear garden with patio and a lawned area.

## THE ACCOMMODATION

The property suits a range of Buyers and the accommodation at present offers more particularly the following.

### RECEPTION HALLWAY

With a traditional timber front entrance door, dado rail, slate floor, radiator.

### SITTING ROOM/POTENTIAL BEDROOM 3



15' 3" x 9' 6" (4.65m x 2.90m). With an open fireplace housing a wood burning stove, timber effect flooring, radiator.

### LIVING ROOM



15' 3" x 11' 10" (4.65m x 3.61m). A characterful living area with a brick open fireplace housing a multi fuel stove having a back boiler for the heating system throughout the property, understairs storage cupboard with the electrical heating system, fitted glazed cupboards.



**KITCHEN**

16' 0" x 5' 0" (4.88m x 1.52m). A galley style Kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, space for cooker and dishwasher, rear entrance door.

**KITCHEN (SECOND IMAGE)****UTILITY ROOM/W.C.**

With a high level flush w.c., pedestal wash hand basin, plumbing for washing machine.

**FIRST FLOOR****LANDING**

Leading to

**BEDROOM 1**

15' 0" x 11' 0" (4.57m x 3.35m). With built-in airing cupboard housing the copper cylinder, radiator.

**BEDROOM 2**

15' 0" x 9' 6" (4.57m x 2.90m). With radiator.

**BATHROOM**

With a panelled bath with shower over, pedestal wash hand basin, w.c., part tiled walls.

## EXTERNALLY

### GARDEN



To the rear lies a generous and attractive garden area with a large paved patio with steps leading onto level lawned areas with various outhouses/garden sheds to the rear.

### GARDEN (SECOND IMAGE)



### OUTHOUSES



## REAR OF PROPERTY



### AGENT'S COMMENTS

An attractive centre of Village property offering a great opportunity.

### 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 - 'C'

### 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, solid fuel and electric central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



### Directions

From Lampeter take the A485 road to Tregaron. Continue straight on over the square in the centre of Tregaron onto the B4343 to Pontrhydfendigaid. Continue into the Village of Pontrhydfendigaid, over the hump back bridge, and in the centre of the Village the property will be found 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](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](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

For further information or to arrange a viewing on this beautiful property, contact us:

**Lampeter**  
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