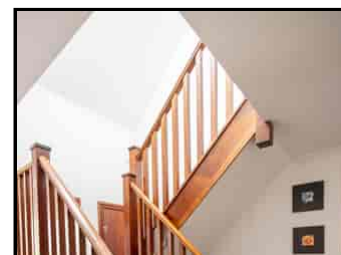


*A desirable 2 bedroomed, 2 reception room semi detached house in a sought after gated Community with low maintenance lawned gardens. Pontrhydfendigaid, West Wales*



Gruffydd, 7 Parc Teifi, Pontrhydfendigaid, Ystrad Meurig, Ceredigion. SY25 6BH.

**£170,000**

**REF: R/4750/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 bordering a small stream \*\*\* Tarmacadamed driveway to the side offering two parking spaces  
\*\*\* Connection to mains water, electric and LPG central heating \*\*\* Fine country views

\*\*\* 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@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
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

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

Gruffydd, 7 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 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.

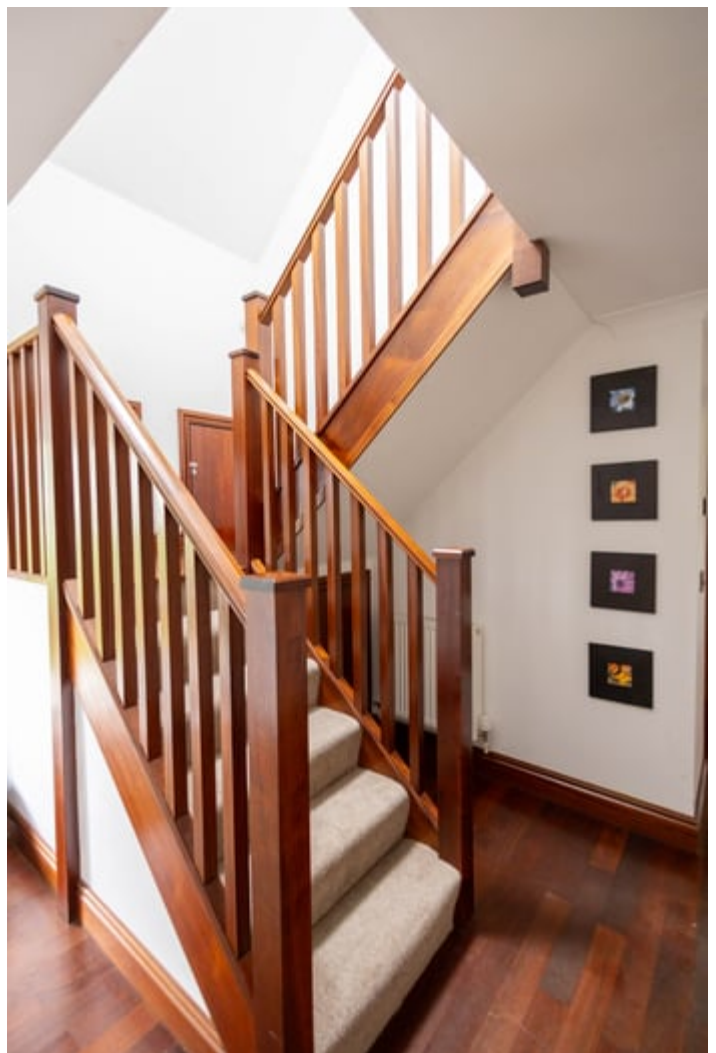


## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

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



### KITCHEN/DINER

17' x 14'3". 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.



## 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.



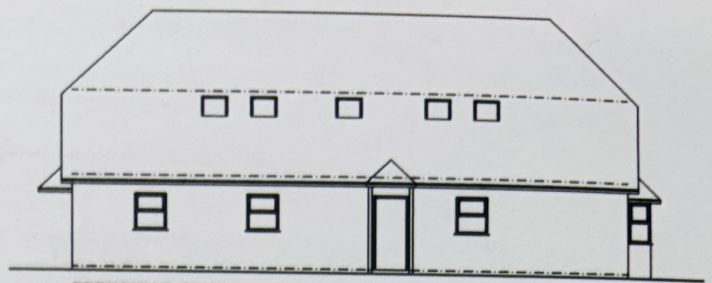




Denotes location of a hot  
bore flued underneath the  
eaves.

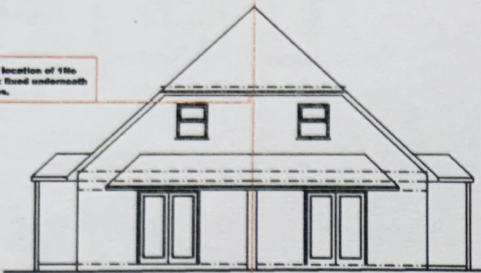


**EDRYCHIAD BLAEN**  
front elevation

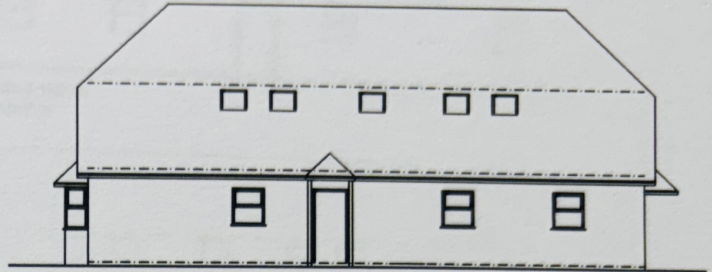


**EDRYCHIAD OCHR**  
side elevation

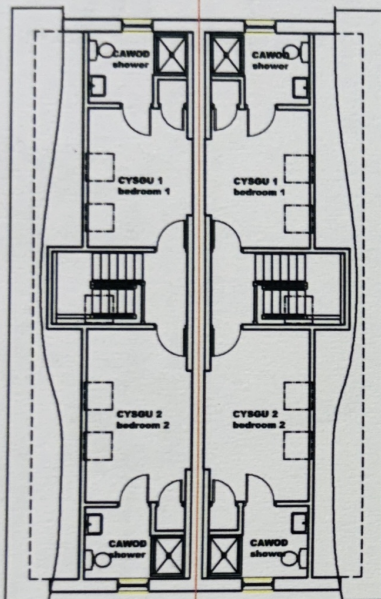
Denotes location of the  
hot bore flued underneath  
the eaves.



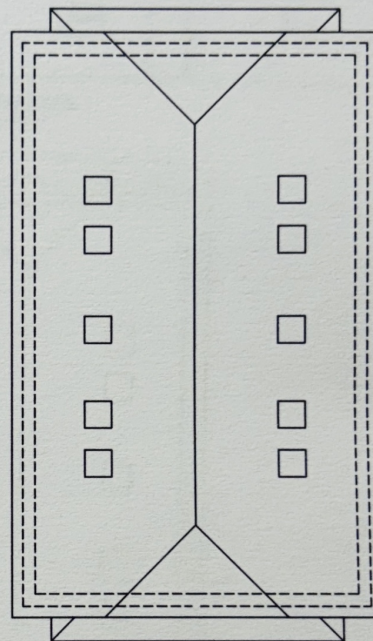
**EDRYCHIAD CEFN**  
rear elevation



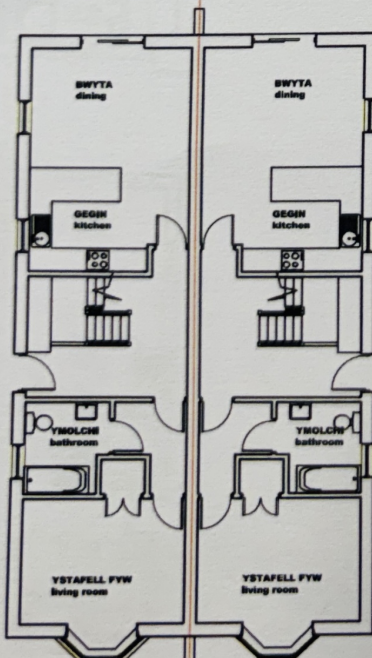
**EDRYCHIAD OCHR**  
side elevation



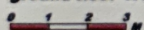
**LLAWR CYNTAF**  
first floor



**CYNLLUN Y TO**  
roof plan



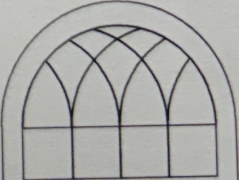
**LLAWR GWAELOD**  
ground floor 1:100



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 PROFESSIONAL & DOMESTIC 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

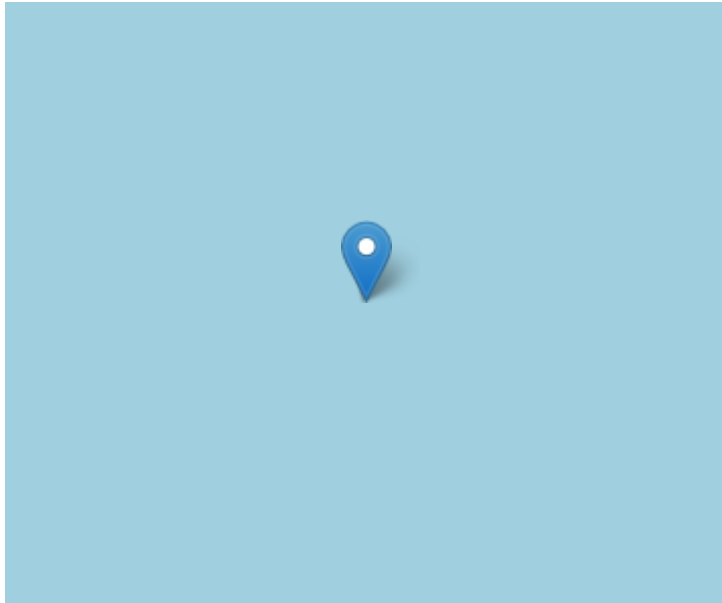
**Is the property listed?** No

**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](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'.

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+) <b>A</b>		90
(81-91) <b>B</b>	80	
(69-80) <b>C</b>		
(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 :

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

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



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