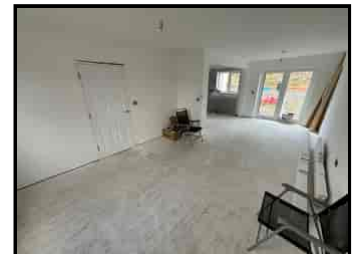


New Development. A 3 bedroomed link detached house with generous grounds. Semi rural position. Ponterwyd, near Aberystwyth, West Wales



1 Brynrheidol, Ponterwyd, Aberystwyth, Ceredigion. SY23 3JS.

£219,000

REF: R/3945/LD

*** Latter stages of construction *** Delightful semi rural position within the Cambrian Mountains *** A link detached 3 bedroomed house

*** Being well insulated with high efficiency in mind - With low running costs *** High end fixtures and fittings *** Timber framed construction under a slated roof *** Stylish modern living with air source heating and UPVC double glazing *** Central heating system with underfloor heating to the ground floor

*** Generous grounds to the rear with lawned garden and patio *** Parking area to the front with ample parking space *** Adjoining garage

*** Development constructed by a well known and local reputable Developer *** Sought after development - Edge of Village position *** 12 miles inland from the County Town and Administrative Centre of Aberystwyth *** 1/4 of a mile off the A44



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

Located in the popular rural Village of Ponterwyd, just 3 miles from the noted Tourist destination of Devil's Bridge, 12 miles inland from the Coastal Resort University Town and Administrative Centre of Aberystwyth, 1/4 of a mile off the A44 trunk road and located on the edge of the Village with good local amenities offered within the Village.

GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this highly appealing and sought after residential development. The subject property is a contemporary styled 3 bedroomed link detached dwelling offering high efficiency rating with low running costs. It benefits from UPVC double glazing, air source heating with underfloor heating to the ground floor.

Externally it enjoys a rare and generous plot with a sizeable rear garden and patio and ample parking to the front. It is situated on an edge of Village position with good local facilities and only a short drive to the Tourist destination of Devil's Bridge and the A44 trunk road.

A convenient property suiting a range of Buyers in a popular position lying at the foothills of the Cambrian Mountains.

THE ACCOMMODATION

The property is currently under construction and due to complete shortly. The accommodation at present offers more particularly the following.

RECEPTION HALL

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

CLOAKROOM

With w.c. and wash hand basin.

LIVING AREA



23' 3" x 10' 1" (7.09m x 3.07m). With double glazed window to the front, double glazed patio doors to the rear, opening onto the Kitchen.

LIVING AREA (SECOND IMAGE)



KITCHEN



10' 0" x 9' 11" (3.05m x 3.02m). A fully fitted Kitchen with window to the rear and door through to Rear Hallway.

REAR HALLWAY

With double glazed entrance door, door to the Garage.

ADJOINING GARAGE



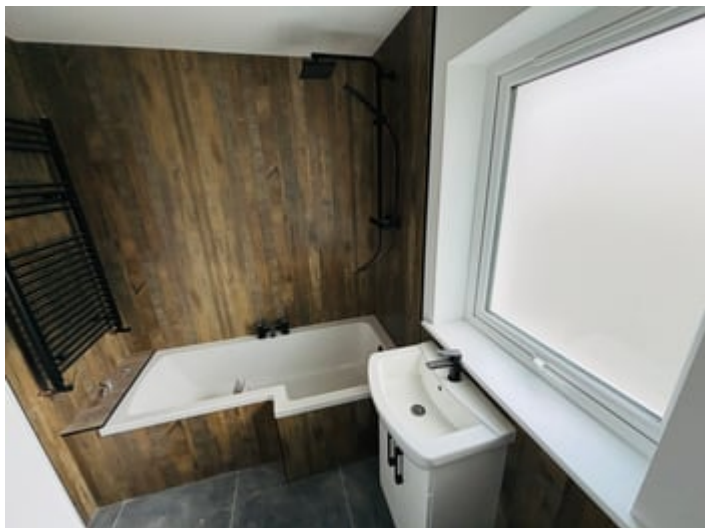
16' 7" x 9' 11" (5.05m x 3.02m). With vehicular access door to the front, double glazed windows to the rear.

FIRST FLOOR

LANDING

With access to the loft space and an airing cupboard.

BATHROOM



A high spec suite comprising of a panelled bath with shower over, vanity unit with wash hand basin, low level flush w.c., designer heated towel rail.

BATHROOM (SECOND IMAGE)



BEDROOM 1



10' 11" x 9' 11" (3.33m x 3.02m). With double glazed windows to the front, radiator.

BEDROOM 2



9' 11" x 6' 10" (3.02m x 2.08m). With double glazed window to the rear, radiator.

BEDROOM 3

13' 2" x 9' 11" (4.01m x 3.02m). With double glazed window to the rear, radiator.

EXTERNALLY**GARDEN**

The property sits on a rare and generous plot with an extensive garden to the rear with a patio area and path to the side.

PARKING AND DRIVEWAY

A gravelled parking area to the front of the property with easy access to the garage and the main house.

FRONT OF PROPERTY**REAR OF PROPERTY****AGENT'S COMMENTS**

A highly sought after development with a comfortable 3 bed roomed link detached property. A must view.

PLEASE NOTE

The internal photographs are examples and are photographs taken from Number 2 Brynrheidol.

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, air source heating, UPVC double glazing.

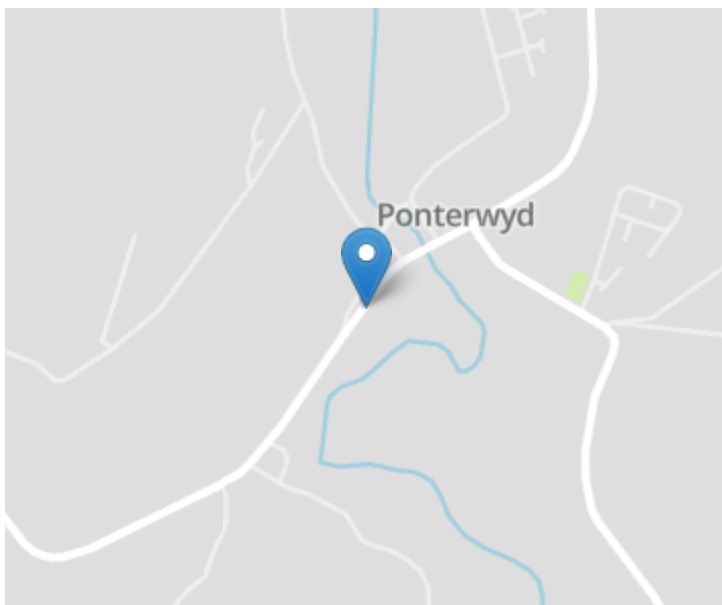
Directions

From Aberystwyth take the A44 trunk road inland for approximately 12 miles. As you enter the Village of Ponterwyd you will see the B.P. Filling Station on your left hand side. Continue for a further 100 yards and take the right hand turning towards Devils' Bridge. Continue on this road and the property will be found thereafter on your right hand side as you leave the Village, 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

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



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

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



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