

*A pretty 3 bedroomed mid terraced cottage in a centre of Village position. Pontrhydfendigaid, Ystrad Meurig, West Wales.*



**3 Mill Street Pontrhydfendigaid, Ystrad Meurig, Ceredigion. SY25 6BG.**

**£142,000**

**REF: R/4230/LD**

\*\*\* No onward chain - Priced to sell \*\*\* A pretty mid terraced cottage in a delightful centre of Village position \*\*\* Deceptive 3 bedroomed accommodation \*\*\* Modernised kitchen and bathroom \*\*\* Oil fired central heating and double glazing

\*\*\* Enclosed low maintenance rear garden area \*\*\* Front forecourt

\*\*\* Centre of Village location - Close to a good range of local amenities such as Shop, Public House, Primary School and Places of Worship \*\*\* Commuting distance to the larger Towns of Aberystwyth, Lampeter and Tregaron \*\*\* Perfect opportunity to get your foot on the property ladder \*\*\* Contact us today to view



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## LOCATION

Conveniently positioned within the popular rural Community of Pontrhydfendigaid with a 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 University Town of Lampeter to the South and the University Town Coastal Resort and Administrative Centre of Aberystwyth to the North being the Employment Centre of the locality.

## GENERAL DESCRIPTION

An attractive and full of character 3 bedroomed mid terraced cottage nicely positioned within the delightful Village Community of Pontrhydfendigaid. The property enjoys the benefit of oil fired central heating and double glazing and enjoys a low maintenance rear garden with pedestrian rear access.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## KITCHEN/DINING AREA



18' 2" x 11' 7" (5.54m x 3.53m). Accessed via a front entrance door, single drainer stainless steel sink unit, base and eye level units with appliance spaces, plumbing and space for automatic washing machine, radiator, window to the fore and rear, storage cupboard.

## KITCHEN/DINING AREA (SECOND IMAGE)





## LIVING AREA



11' 8" x 18' 2" (3.56m x 5.54m). With stairs to the first floor accommodation, feature fireplace, radiator, windows to the fore and rear, wall lights, understairs storage cupboard.

## LIVING AREA (SECOND IMAGE)



## FIRST FLOOR

## LANDING



With radiator, access to the roof space.

## BEDROOM 1



9' 9" x 8' 8" (2.97m x 2.64m). With window to the fore, radiator.

## BEDROOM 2



9' 7" x 8' 7" (2.92m x 2.62m). With window to the fore, radiator.

## SHOWER ROOM



8' 3" x 9' 2" (2.51m x 2.79m). Comprising of a pedestal wash hand basin, low level flush w.c., shower cubicle with Mira shower, fan heater, part tiled, storage cupboard, radiator.

## BEDROOM 3



8' 3" x 6' 3" (2.51m x 1.91m). With window to the rear, radiator.

## EXTERNALLY

### GARDEN



Enclosed low maintenance rear garden area, Warm Flow free standing oil fired central heating boiler, paved area, range of shrubbery.

### FRONT OF PROPERTY



### REAR OF PROPERTY



## **AGENT'S COMMENTS**

A delightful centre of Village cottage with great potential.

## **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 - '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.

## **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.



## Ground Floor



## First Floor



The Floor plans are for guidance only.  
Plan produced using PlanUp.

**3 Mill Street, Pontrhydfendigaid**

## MATERIAL INFORMATION

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**Council Tax:** Band B

N/A

**Parking Types:** On Street.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Construction Type**

Traditional

**EPC Rating:** D (65)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

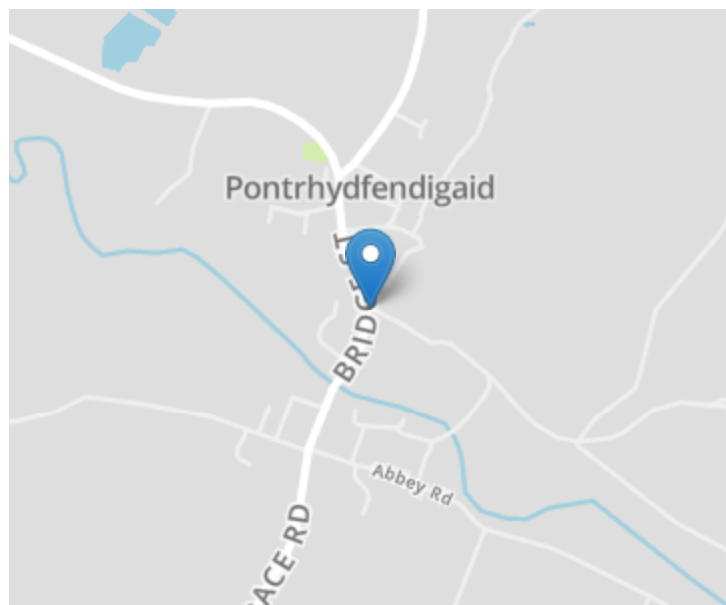
**Any risk of coastal erosion?** No

**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 road to Tregaron. Continue straight over the square in the centre of Tregaron onto the B4343 road to Pontrhydfendigaid. Continue into the Village of Pontrhydfendigaid and over the hump back bridge. Take the next right hand turning and the property will be the second on your left 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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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