

*Stunning views over the Cambrian Mountains and having magnificent views over the Cors Caron Nature Reserve. A well appointed 2 bedroomed bungalow set in approx. 4.acres. Ystrad Meurig, West Wales*



**Nantwen, Ystrad Meurig, Ceredigion. SY25 6AX.**

**£410,000**

**A/5490/LD**

\*\*\* Magnificent views over the Cambrian Mountains \*\*\* A country residential smallholding \*\*\* A well appointed and modern 2 bedroom, 2 bathroom detached bungalow \*\*\* Integral garage with electric up and over door with utility room \*\*\* Modern stylish kitchen and bathroom \*\*\* 3.6Kw solar panels and air source heating \*\*\* UPVC double glazing throughout \*\*\* Gated tarmac driveway with ample parking and turning space \*\*\* Well kept landscaped garden areas with lawned areas to front and rear \*\*\* Large patio, fruit and vegetable beds, greenhouse, workshop and garden shed \*\*\*

\*\*\* Large grazing paddock to rear being fenced and having separate gated access point \*\*\* Perfectly suiting animal grazing or equestrian purposes \*\*\* Possibilities are endless within this fine country property being close to Aberystwyth, Lampeter and Tregaron and especially the Cambrian Mountains \*\*\* The property deserving early viewing \*\*\*



**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

Well positioned in rural surroundings on the outskirts of the community of Ystrad Meurig nestling in the foothills of the Cambrian Mountains, having magnificent views over the Cors Caron Nature Reserve the distance and backing onto own land.

The property is approximately 1.5 miles from the village of Pontrhydfendigaid, with shop, Primary School, Public House, Places of Worship and being 4 miles equidistant to the towns Lampeter to the south and Aberystwyth to the North.

## GENERAL DESCRIPTION

Magnificent views and a well appointed country bungalow set in approximately 4.acres. The property is modern, stylish and offering 2 bedroomed, 2 bathroomed accommodation. It benefits from solar panels, with electric air source heating and double glazing.

The bungalow sits within its own landscaped garden areas, being laid mostly to lawn with various patios, range of flower and shrub borders, vegetable growing area with greenhouse, useful workshop and garden shed. To the rear lies a grazing paddock being sloping in nature being well fenced and having separate gated access points suiting various animal grazing.

The property in particular offers the following:-

### FRONT PORCH

With glazed front entrance door.Laminate flooring.

### RECEPTION HALL

With laminate flooring. Radiator.

### LIVING ROOM

18' 3" x 14' 5" (5.56m x 4.39m) with patio doors and window to the front enjoying fantastic views over Cors Caron. Radiator.

Archway through to kitchen



### LIVING ROOM 2ND IMAGE



### KITCHEN/DINER

21' 8" x 9' 6" (6.60m x 2.90m) a modern fitted kitchen with a range of wall and floor units with worksurfaces over. 1.5 sink and drainer unit with mixer tap. Electric oven, 4 ring electric hob with extractor hood over.

Picture window enjoying views over the rear garden.





## KITCHEN/DINER - 2ND IMAGE



## KITCHEN/DINER 3RD IMAGE



## DINING AREA

With 2 radiators, and a useful storage cupboard.

## UTILITY ROOM

10' 8" x 9' 4" (3.25m x 2.84m) with fitted units and single sink and drainer unit with mixer tap. Built in cupboard housing the air source heating system. Radiator. Rear entrance door and door the integral garage.

Separate w.c with low level flush w.c, and wash hand basin. Radiator.



## INTEGRAL GARAGE

17' 5" x 10' 8" (5.31m x 3.25m) with electric up and over door.

## INNER HALLWAY

With airing cupboard, radiator and separate cloak cupboard.

## BEDROOM 1

13' 7" x 11' 4" (4.14m x 3.45m) with fitted wardrobes. Radiator. Picture window enjoying views over Cors Caron.



## EN-SUITE BEDROOM 1



8' 0" x 5' 9" (2.44m x 1.75m) with modern suite comprising double door vanity unit with wash hand basin, low level flush w.c. pedestal wash hand basin. Extractor fan and radiator.

## BEDROOM 2

13' 7" x 9' 4" (4.14m x 2.84m) with radiator and views over the rear garden.



## BATHROOM

7' 8" x 6' 1" (2.34m x 1.85m) with panelled bath. Multi drawer vanity unit, wash hand basin, low level flush w.c. Radiator and extractor fan.



## EXTERNALLY

### GARDEN

The property is located centrally within its generous garden. The garden has been landscaped and offers lawned areas to the front, side and rear. A particular feature of the rear garden is its various patio areas and its fantastic outlook over its own land.

The garden boasts a range of mature shrubs and trees and also enjoys a range of vegetable growing areas and a greenhouse.

### FRONT GARDEN





## REAR GARDEN



## GARDEN SHED



## GREENHOUSE



10' 0" x 8' 0" (3.05m x 2.44m)



10' 0" x 8' 0" (3.05m x 2.44m)

## WORKSHOP

20' 0" x 10' 0" (6.10m x 3.05m) with electricity connected.

## LAND

The land is located to the rear of the property and is sloping in nature and enjoys a separate gated access point to the side of the property.

The land is fenced, and offers good grazing capabilities.







### POTENTIAL FOR BUILDING PLOT

The smaller paddock offers potential for a building plot with it fronting the B4340 Aberystwyth to Pontrhydfendigaid road.

### 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.

### PARKING AND DRIVEWAY



Gated tarmacadam driveway with ample parking and turning space.

### FRONT OF PROPERTY



### REAR OF PROPERTY



### TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band - E

### **Agents Comments**

A well appointed detached bungalow set in its own grounds offering great potential and views.

### **Services**

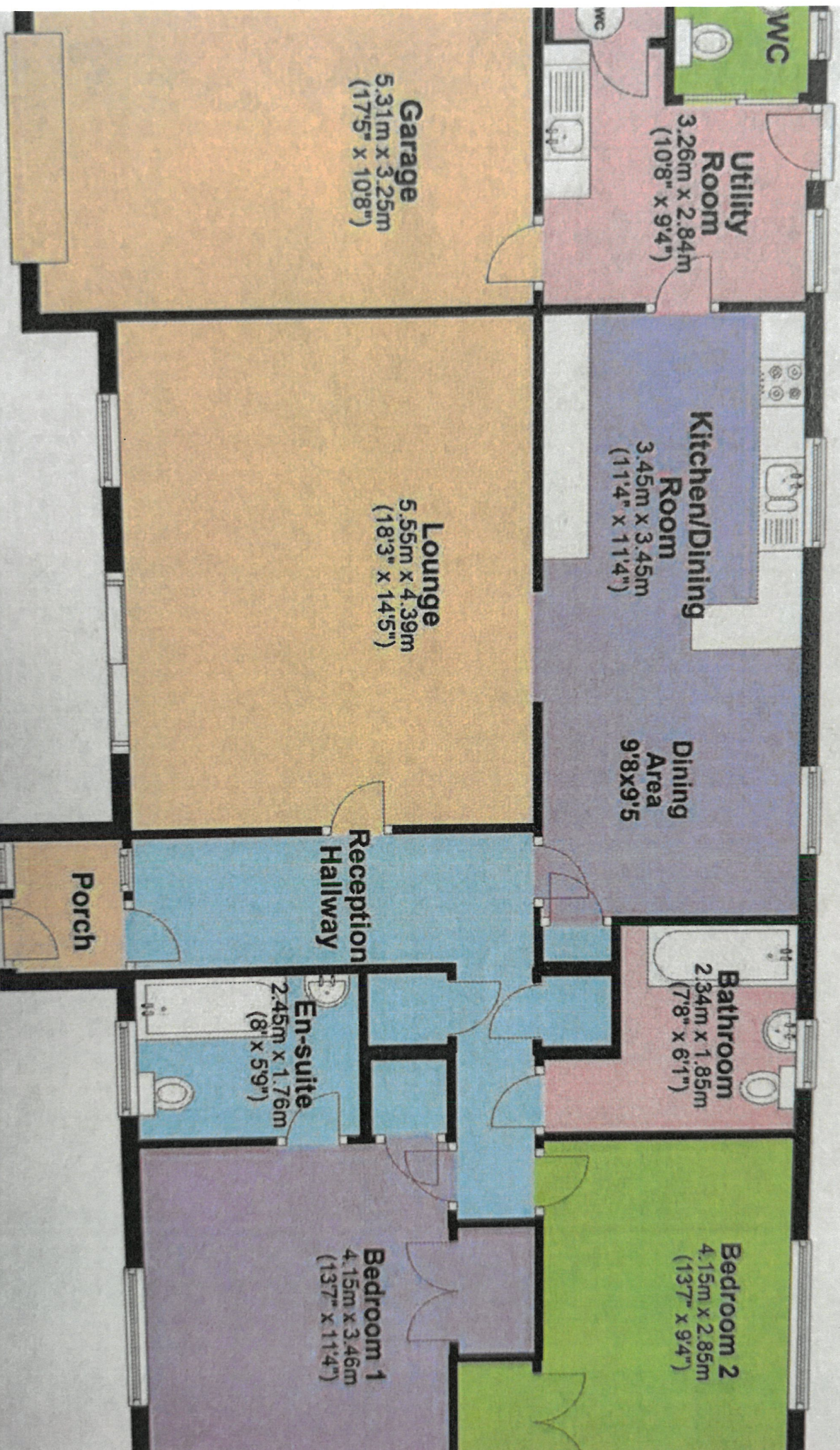
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage to septic tank, air source heating, Solar Panels, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.





## Ground Floor

Approx. 125.8 sq. metres (1353.8 sq. feet)





## MATERIAL INFORMATION

---

**Parking Types:** None.

**Heating Sources:** Air Source Heat Pump.  
Solar Thermal.

**Electricity Supply:** Mains Supply. Solar PV  
Panels.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** B (84)

**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 to Tregaron. On entering Tregaron, follow the B4343 to Pontrhydfendigaid. Proceed through the village of Pontrhydfendigaid for approx 2 miles and 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 our properties are also available to view 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'.

To keep up to date please visit our Facebook and Instagram Pages

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92+) <b>A</b>		
(81-91) <b>B</b>	84	
(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		
England, Scotland & Wales		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>



Regulated by

**RICS**