MORGAN & DAVIES
EST. 1989

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Attention 1st time buyers! Spacious 3 bedroom semi-detached home set within large corner plot with scope for further expansion or parking facilities. Pontrhydyfendigaid. Near Tregaron/Aberystwyth. West Wales.









6 Heol Y Bannau, Pontrhydfendigaid, Ystrad Meurig, Ceredigion. SY25 6AZ

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£160,000

R/5261/RD

** Attention 1st time buyers! ** Attention investors! ** 3 bed semi-detached home ** Set within large corner plot ** Potential for off-road parking or extension of the property ** Private rear garden space ** One of the largest plots on this development ** Spacious level of accommodation ** Centre village location ** Walking distance to village amenities ** Low maintenance ** Oil fired central heating ** Ideal opportunity to get onto the housing ladder ** BOOK YOUR VIEWING NOW **

The property is situated within the popular village of Pontrhydyfendigaid offering public house, village shop, garage, village hall, places of worship and primary school. 2 miles from Cors Caron nature reserve and the historic Strata Florida. The market town of Tregaron is 10 minutes drive from the property offering secondary school accommodation and a wider range of day to day amenities. The university town, coastal resort and administrative centre of Aberystwyth lies within 13 miles and the market town of Lampeter within 14 miles.

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GROUND FLOOR

Entrance Hallway

With wood effect flooring, radiator, stairs to first floor.



Lounge

16' 8" x 11' 9" (5.08m x 3.58m) with window to front, radiator, electric fire with timber surround, wood effect flooring, access to understairs cupboard.







Kitchen

16' 8" x 10' 9" (5.08m x 3.28m) oak effect base and wall units, Formica worktop, 1½ stainless steel sink and drainer with mixer tap, radiator, plumbing for washing machine, space for electric cooker, side cupboard housing the oil boiler, external door to garden.









FIRST FLOOR

Landing

With window to side, access to loft.



Front Bedroom 1

8' 1" x 7' 7" (2.46m x 2.31m) single bedroom, radiator, electric socket.



Front Bedroom 2

11' 9" x 11' 4" (3.58m x 3.45m) double bedroom, window to front, multiple sockets, radiator, alcove cupboard.



Rear Bedroom 3

11' 4" x 9' 9" (3.45m x 2.97m) double bedroom, window to rear garden, radiator, multiple sockets, airing cupboard.





WC

WC, rear window.



Bathroom

6' 5" x 6' 1" (1.96m x 1.85m) modern white suite including panelled bath with shower over, radiator, WC, rear window, ½ tiled walls.



EXTERNAL

ACCESS

The property is approached via the adjoining estate road to the corner plot with ample off-street parking but we believe the garden has potential to provide additional private parking area.

To Front

Garden area laid to lawn with footpath leading to the main house, side footpath leading through to:





Private Rear Garden

Large lawned garden being 'L' shaped wrapping around the house allowing for potential future expansion of the dwelling if required (stc.) but also providing a wonderful private amenity space with side patio.











Brick Outhouse

8' 5" x 5' 9" (2.57m x 1.75m) with rear window, electric connection.





VIEWINGS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@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.

Services

The property benefits from mains water, electricity and drainage. Oil central heating.

Tenure - Freehold.

Council Tax Band B.

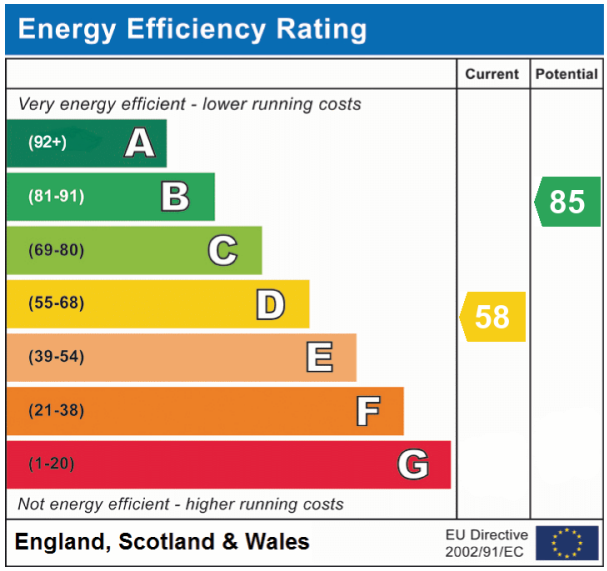
MATERIAL INFORMATION

Council Tax: Band B
Council Tax: Rate 1053
Parking Types: On Street.
Heating Sources: Oil.
Electricity Supply: Mains Supply. Solar PV Panels.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: None.

EPC Rating: D (58)
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

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Directions

From Lampeter proceed on the A485 road to Tregaron. At Tregaron town square carry on to the B4343 Pontrhydyfendigaid road. Proceed to the village of Pontrhydyfendigaid. Drive through the village and over the hump back bridge for a further ¼ mile passing the village hall on the left hand side. You will see a turning off to your right heading towards Ffair Rhos and Ysbyty Ystwyth which is still on the B4343 road. As soon as you turn right towards Ffair Rhos turn immediately right again onto Heol y Bannau. Proceed onto the estate and the property is located on the left hand side as identified by the Agents for sale board.

For further information or to arrange a viewing on this property please contact :

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