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Local Affordable Home. A detached 2 bedroomed house with garage, parking and garden on a select development. Pontrhydfendigaid, West Wales









11 Parc Teifi, Pontrhydfendigaid, Ystrad Meurig, Ceredigion. SY25 6BH.

£98,000

REF: R/5293/LD

*** No onward chain *** Local Affordable Home *** A modern recently renovated detached house *** 2 bedroomed accommodation *** Brand new kitchen and bathroom and decorated throughout *** LPG fired central heating, double glazing and good Broadband connectivity

*** Adjoining garage *** Courtyard style garden being low maintenance *** Parking to the front of the property

*** Positioned within a select residential gated development *** Centre of Village location *** Pontrhydfendigaid enjoys a good range of local amenities nestled at the foothills of the Cambrian Mountains great for outdoor pursuits *** Within close proximity to the University Town Coastal Resort and Administrative Centre of Aberystwyth and the Market Towns of Tregaron and Lampeter *** Perfectly suiting 1st Time Buyers

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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

Local Affordable Home. Number 11 Parc Teifi is a 2 bedroomed detached property offering spacious and modern accommodation being newly renovated with a modern kitchen and bathroom, adjoining garage and low maintenance rear courtyard.

The property is situated within a select development within a gated Community.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC entrance door, radiator, staircase to the first floor accommodation.



SHOWER ROOM

A new suite comprising of an enclosed shower cubicle, pedestal wash hand basin, low level flush w.c., tiled walls, slate flooring, spot lighting, extractor fan.



KITCHEN

16' 8" x 11' 6" (5.08m x 3.51m). A newly fitted modern kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit with mixer tap, Lamona electric oven, Lamona 4 ring electric hob with extractor hood over, plumbing and space for automatic washing machine and dishwasher, slate flooring, strip lighting, large understairs storage cupboard, Worcester LPG fired central heating boiler. Opening onto the Living Room.



KITCHEN (SECOND IMAGE)



LIVING ROOM

20' 1" x 18' 10" (6.12m x 5.74m). With double patio doors to the front, two radiators, double aspect windows, side entrance door.



LIVING ROOM (SECOND IMAGE)



FIRST FLOOR

LANDING

With a newly carpeted staircase, Velux roof window, radiator.



BEDROOM 1

20' 6" x 11' 3" (6.25m x 3.43m). With three Velux roof windows, radiator, wooden flooring, spot lighting.



BEDROOM 2

15' 0" x 11' 3" (4.57m x 3.43m). With two Velux roof windows, radiator, wooden flooring, spot lighting.



EXTERNALLY

ADJOINING GARAGE

9' 8" x 13' 9" (2.95m x 4.19m). With roller shutter door and side service door, fitted work benches.



GARDEN

A low maintenance courtyard style garden area laid to concrete offering great outdoor space.



PARKING AND DRIVEWAY

Parking to the front of the property.

FRONT OF PROPERTY



REAR OF PROPERTY



PLEASE NOTE

The property is situated within a select development.

AGENT'S COMMENTS

A modern 2 bedroomed detached Local Affordable Home with garage. A must view.

AFFORDABLE HOME CRITERIA

The three qualifying criteria to purchase and occupy this property are:

1. Unable to obtain a mortgage for 10% more than the discounted price of the property e.g. discounted price £100,000 to qualify must not be able to obtain a mortgage for £110,000 or more. Applicants will also need to be able to fund any deposit required by the mortgage company.

2. Local Connection
o Lived in Ceredigion for a continuous period of 10 years in the last 20 years.
OR
o Need to live in Ceredigion to substantially care for or be cared for by a close relative who has lived in Ceredigion for 10 continuous years in the last 20 years) and the relative's property is incapable (whether as it stands or subject to extension) of meeting the needs of the combined household.
OR
o Are employed in Ceredigion as a key worker on a full time (35 hours) permanent basis. For these purposes a Key Worker is:
- A teacher in a school or in a further education establishment or sixth form college;
- A nurse or other skilled health worker in the National Health Service;
- A police officer;
- A probation service worker;
- A social worker;
- An educational psychologist
- An occupational therapist employed by the local authority;
- A fire officer;
- Any other person whose employment fulfils an important role in the provision of key services in Ceredigion where recruitment from within the County has proven difficult. This would need to be agreed with the Local Authority and recruitment evidence would need to be provided.

3. The applicant will occupy the property as their sole residence and will be required to confirm that they do not own other residential property.

Applications forms are available via the Sole Selling Agents, Morgan & Davies.

TENURE AND POSSESSION

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

SERVICE CHARGE

We are informed by the current Vendor that the property is subject to a service charge.
These funds are designed to be collected and put aside in order to cover future large expenditure, for example re-tarmacking the roadways or upgrading/replacing street lighting, landscaping costs and communal water source.
Service Charge for 11 Parc Teifi £570.99 per annum.

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

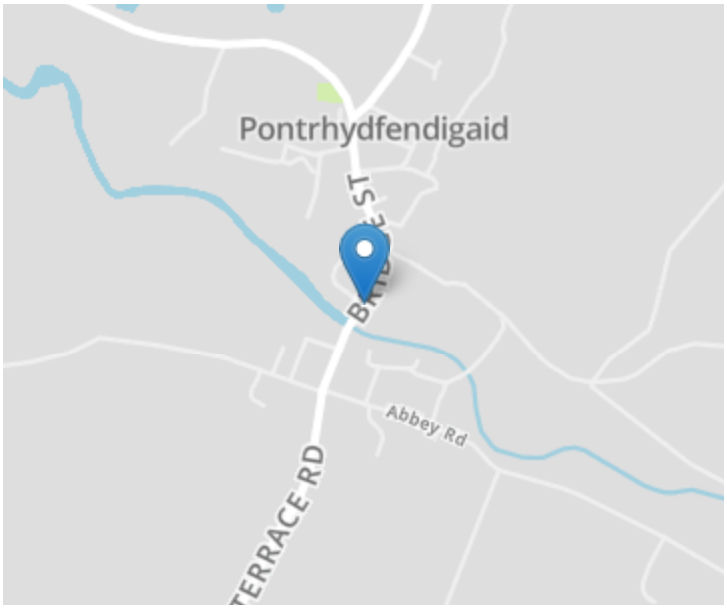
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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.

Council Tax:
N/A
Parking Types: Private.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

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 Pontrhydfendigaid 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

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 :

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