

Blaenddol Abbey Road, Pontrhydfendigaid
Aberystwyth Ceredigion SY25 6EP
Guide price £265,000

ALED ELLIS

For Sale by Private Treaty

Well located on the edge of village a well presented detached 3 Bedroomed traditional property with double garage, utility room and level garden.

Blaenddol
Abbey Road
Pontrhydfendigaid
Ceredigion
SY25 6EP

We are pleased to have received instructions to offer For Sale this well looked after detached property. We encourage prospective purchasers to arrange a mutual inspection at their earliest convenience in order to avoid disappointment. The accommodation is complemented externally by the modern utility room (see photo) and the multi-purpose double garage which is currently part utilised as a gym. There is ample off-road parking, and the large garden is level with workshop and polytunnel.

The village of Pontrhydfendigaid is located 15 miles inland from Aberystwyth and 6 miles North of the Market Town of Tregaron. Both the aforementioned towns have a good range of amenities to include Secondary Schools. Local amenities include a Primary School, village store and public house. Pontrhydfendigaid is situated in an area of outstanding natural beauty with Strata Florida Cistercian Abbey situated nearby as are the Teifi Pools, Cors Caron, Cambrian Mountains, and the Teifi River.

TENURE
Freehold

SERVICES
All mains services are connected. 13 Solar Panels. 3.9kWp system. Full fibre broadband. Modern Haverland electric radiators. Double Glazing.

COUNCIL TAX
Band D

VIEWING
Strictly by appointment with sole selling agents – Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

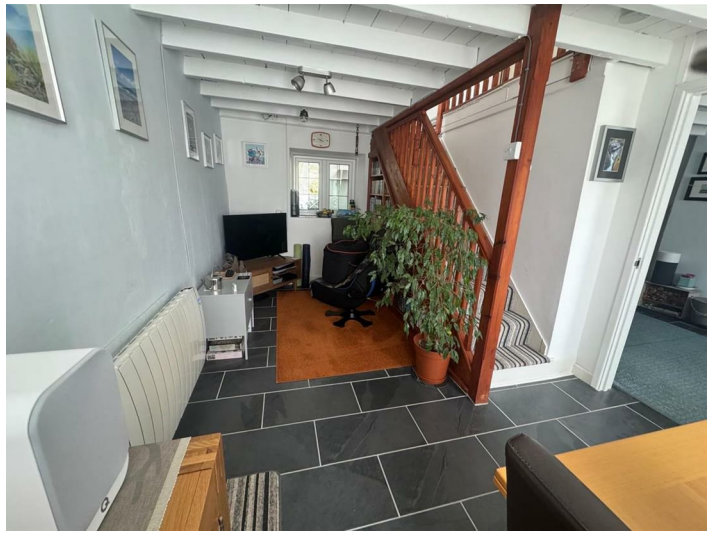
MONEY LAUNDERING REGULATIONS
Successful parties will be required to Provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

Blaenddol provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

1/2 glazed entrance door to

DINING ROOM
9'7 x 16'5 (2.92m x 5.00m)
Window to fore, tiled floor, stairs to first floor accommodation. Haverland electric radiator, feature exposed beam, spotlights. Access to





LIVING ROOM
16'6 x 10'8 (5.03m x 3.25m)
An attractive fireplace housing a 5kW Stovax woodburner on a slate hearth. Under stairs cupboard housing the electrical consumer unit.

Exposed beams ceiling, radiator, window to fore and spotlights.





MODERN KITCHEN

7'8 x 16'6 (2.34m x 5.03m)



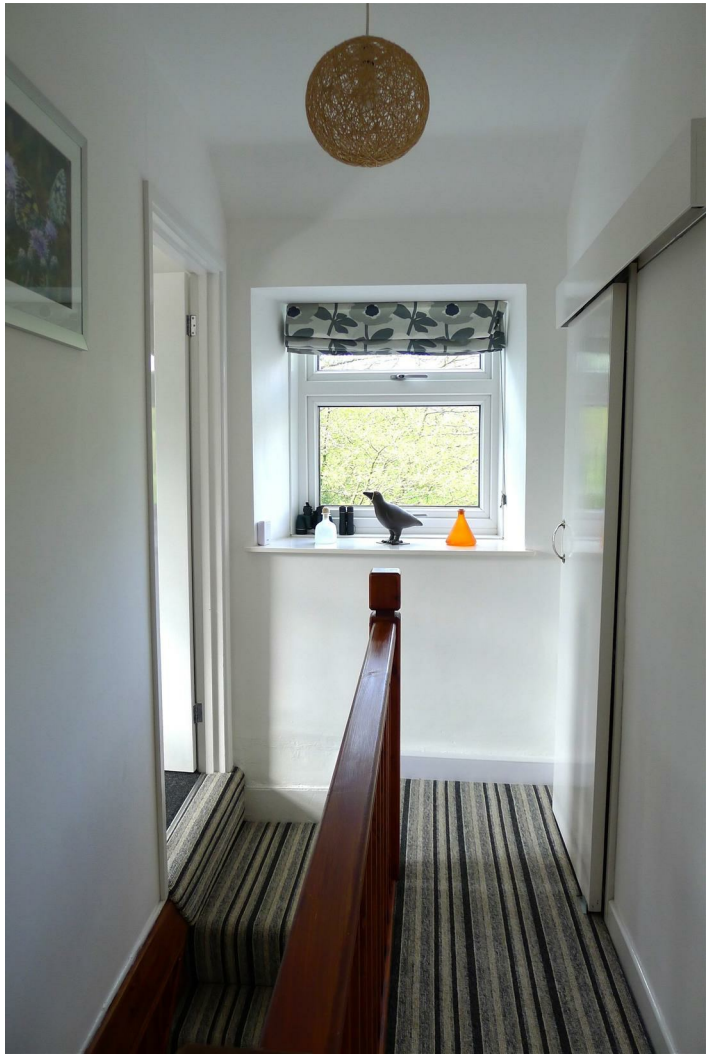
Range of base units with fitted Bosch electric cooker and 4 ring induction hob. Single drainer sink unit with mixer tap. Worktops and tiled splashbacks. Eye level unit with stainless steel extractor hood, ceiling lights, shelving. Two window and door to side, radiator, door to

MODERN BATHROOM

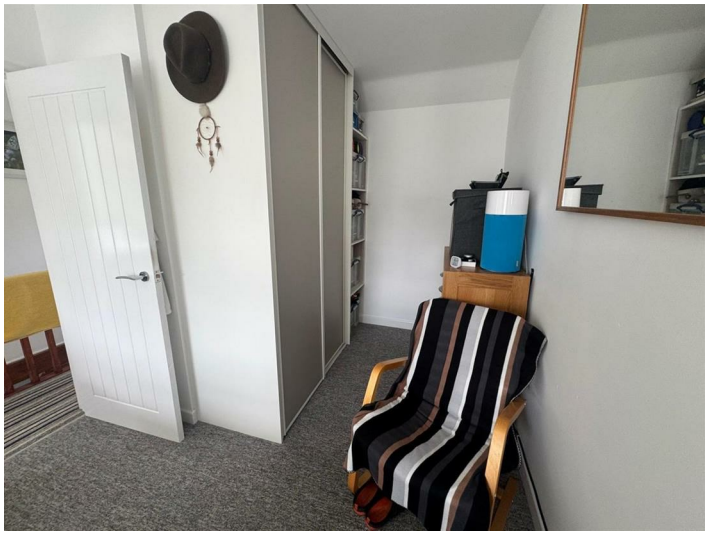
7'9 x 5'4 (2.36m x 1.63m)



Comprising of bath with mixer tap, Triton shower and screen, low level flush WC, washbasin set in bathroom furniture. Heated towel rail. Wall mounted fan heater, wall mounted mirrored cupboard, tiled floor, part tiled walls, extractor fan and obscured window to side.







FIRST FLOOR

LANDING
Large airing cupboard and doors to

BEDROOM 1
16'8 x 8'4 max (5.08m x 2.54m max)
Fitted wardrobes and storage, electric heater, window to fore.

BEDROOM 2
10'6 x 7'4 (3.20m x 2.24m)



Electric heater and window to fore.

BEDROOM 3
9'1 x 6'2 (2.77m x 1.88m)



Currently utilised as an office, electric heater and window to side.

EXTERNALLY

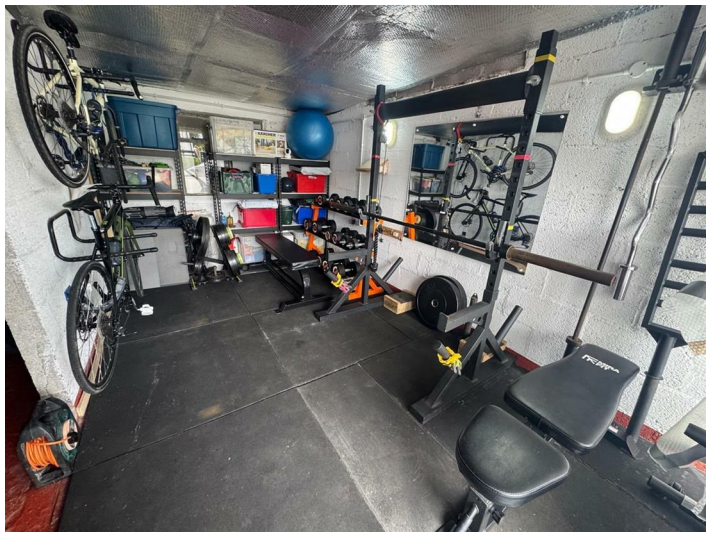
Gated vehicular access to resin bound gravel driveway with access to

DOUBLE GARAGE

8'3 x 15'8 max and 8'1 x 15'8 max (2.51m x 4.78m max and 2.46m x 4.78m max)

One garage currently utilised as a gym.





UTILITY ROOM

7'7 x 10'8 (2.31m x 3.25m)



Single drainer sink unit with mixer tap. Plumbing for white goods, tiled floor, window to rear.

MODERN WORKSHOP

9'9 x 11'3 (2.97m x 3.43m)



Solar panel to provide power.

20' x 10' (6m x 3m) polytunnel. Corrugated iron enclosed log store, lawned garden and pond.





Views over River Teifi and toward the Cambrian Mountains

DIRECTIONS SN73426625

(What3Words///blockage.tilts.angry)

From Aberystwyth proceed South to Southgate. Turn left on the A4120 Devils Bridge and immediately right to the B4340 Pontrhydfendigaid Road. At the village, turn left after the humpback bridge (Nr shop) on to Abbey Road and Blaenddol will be on the left-hand side denoted by a For Sale Board.

Ground Floor



First Floor

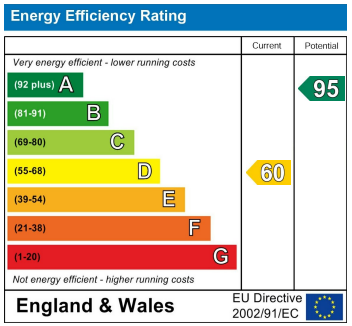


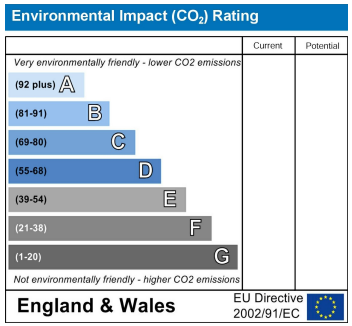
Total area: approx. 131.2 sq. metres (1411.9 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Blaenddol, Abbey Road, Pontrhydfendigaid, YSTRAD MEURIG







16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
Tel/Ffon: 01970 626160
Email/E-Bost: sales@aledellis.com