



**Pengraig Lan , Ystrad Meurig**  
**Aberystwyth Ceredigion SY25 6AB**  
**No onward chain £315,000**



Enjoying an elevated location with far-reaching views, a detached two bedroom bungalow with approximately 2 Acres of land.

The property is situated on the edge of the village just off the Ystrad Meurig to Ysbyty Ystywth road. Local amenities are available at the nearby village of Ponrhydfendigaid which is some 2 miles or so travelling distance to include village stores, public house and primary School. The pretty market town of Tregaron is also but a short travelling distance further and Aberystwyth is some 11 miles also travelling distance on the coast.

The bungalow is in need of modernisation. There is ample room to extend the bungalow subject to the necessary planning consent being obtained. The land which amounts to 2 Acres is highlighted on the attached plan.

### TENURE

Freehold

### SERVICES

Mains electricity and water. Private drainage.

### COUNCIL TAX

Tax Band - C

### VIEWING

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

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

### FRONT PORCH

With front entrance door leading to

### LIVING ROOM

14'4 x 14'2 (4.37m x 4.32m )



with window to fore and side. Tiled fireplace and two radiators. Quarry tiled floor.

### KITCHEN

11' x 16'1 (3.35m x 4.90m )



comprising single drainer sink unit, solid fuel Rayburn, base and eye level units. Tiled splashback's and tiled floor. Window to fore and side, access to roof space and airing cupboard.



## INNER HALLWAY



with door side and doors to

## BEDROOM 1

9'6 x 15'6 (2.90m x 4.72m)



with recess cupboards and window to rear with fine views. Window to side and radiator.

## BEDROOM 2

9'9 x 8' (2.97m x 2.44m)



with window to rear with fine views, vanity unit and radiator.

## BOX ROOM

with Plumbing for automatic washing machine

## SHOWER ROOM

6' x 7'9 (1.83m x 2.36m )



comprising of shower cubicle, WC, pedestal wash hand basin and radiator. Obscured window to side.

## EXTERNALLY



Vehicle access to hardstanding and to

## GARAGE

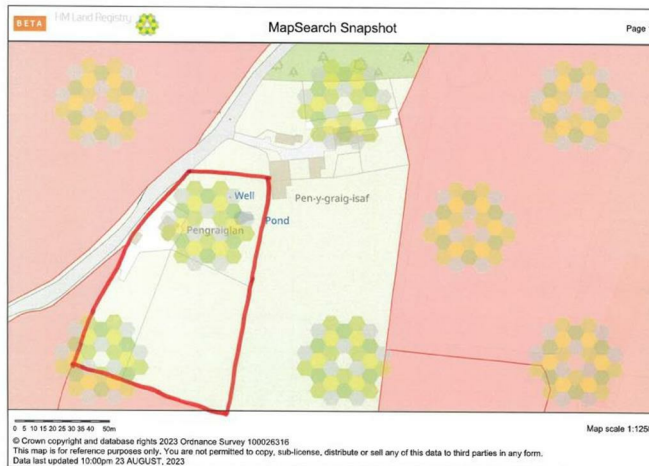
12'3 x 20'7 (3.73m x 6.27m )



with a work pit and up and over door.

## GROUNDS

The immediate grounds with access to the land which amounts to approximately 2 Acres is highlighted on the attached plan.



## DIRECTIONS

(OS grid reference SN 70638 67802).

From Aberystwyth proceed south out of town towards Penparcau. Turn left onto the A4120 Devils Bridge Road and turn immediately right onto the B4340 road. Proceed to the crossroads at Ystrad Meurig before turning left immediately after the church and the small holding is on your right hand side within 1/4 of a mile or so denoted by a for sale board.

What3words – fetching.stretch.lyrics

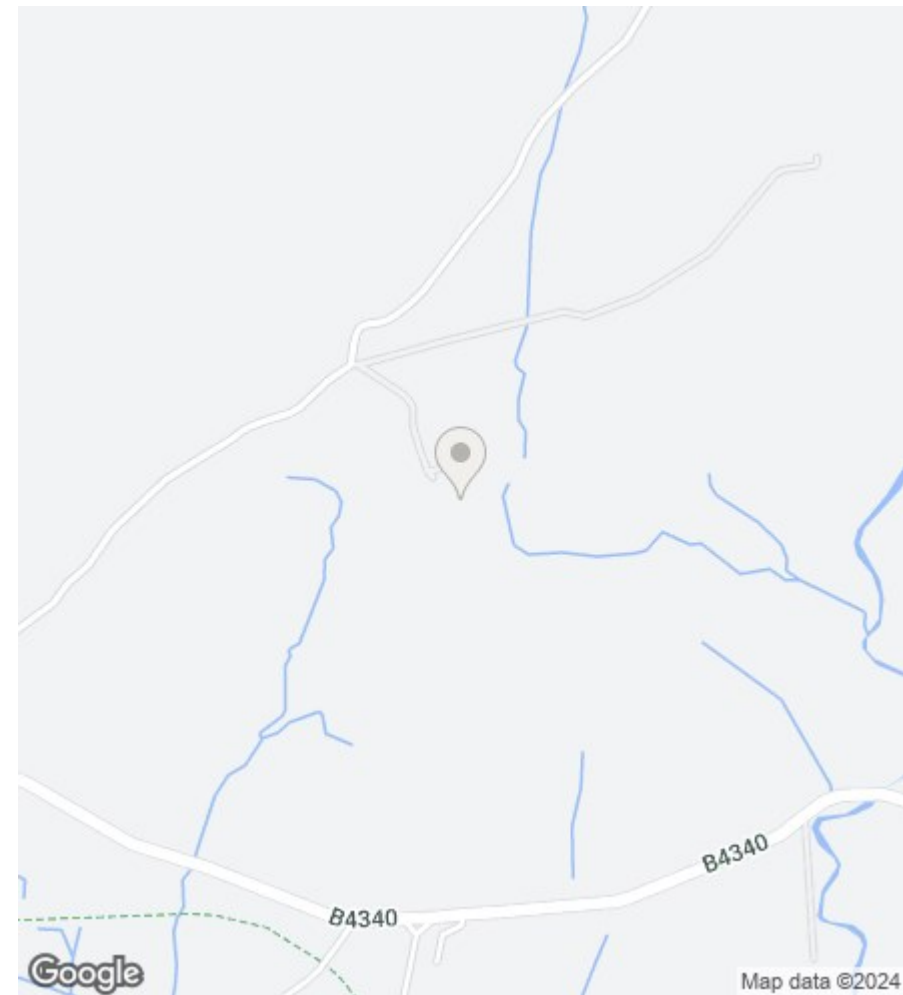
**Ground Floor**  
Approx. 74.6 sq. metres (803.2 sq. feet)



Total area: approx. 74.6 sq. metres (803.2 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>21</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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