



3 New Row, Pontrhydygroes
Ystrad Meurig Ceredigion SY25 6DT
Guide price £159,000



Situated in an area of outstanding

natural beauty a semi-detached traditional 2 bedroomed cottage in superb condition throughout together with a large rear garden

This property is very well presented throughout having been well maintained and modernised by the vendors. The property benefits from oil fired central heating and is double glazed. Externally there is an useful vehicular hard-standing to fore and to the rear there is a large garden well laid out with pedestrian paths, lawn, pond and some useful sheds some with power connected.

New Row is a hamlet of similar properties situated a short distance from the village of Pontrhydygroes which provides for local amenities to include public house and village stores/cafe. The university and market town of Aberystwyth is situated some 12 miles or so travelling on the coast, the town having a good range of amenities to cater for the large local and student populations.

3 New Row is well worthy of inspection to appreciate the well presented accommodation on offer and also the scenic location with many attractive walks and villages nearby.

TENURE:

Freehold

SERVICES:

Mains electricity and water, private drainage. Oil fired central heating

VIEWING:

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

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

NEW FRONT ENTRANCE DOOR TO

PORCH

with tiled floor with half glazed entrance door to

RECEPTION HALLWAY

with stairs to first floor accommodation. Access to

LIVING ROOM

13'1 x 12' (3.99m x 3.66m)



A most attractive fireplace with LPG real flame effect fire, under-stairs storage cupboard, laminated floor and window to fore.

KITCHEN

7'7 x 8'9 (2.31m x 2.67m)



Comprising base units incorporating Hygena 4 ring hob Hygena electric cooker, concealed fridge and single drainer sink unit with mixer tap. Worktops, tiled splash-backs and cooker point. Eye-level units with extractor fan, plumbing for automatic washing machine, free standing Worcester oil fired central heating boiler and radiator. Door and window to rear.

DINING ROOM/OFFICE

7'5 x 7'8 (2.26m x 2.34m)

with laminated floor, radiator and window to rear

FIRST FLOOR ACCOMMODATION

LANDING

with access to insulated roof space and doors to

FRONT BEDROOM 1

12' x 16'8 max dimensions (3.66m x 5.08m max dimensions)



with 2 windows to fore, radiator and storage cupboard.

BEDROOM 2

8' x 10'4 (2.44m x 3.15m)



with window to rear and radiator.

BATHROOM



comprising panelled bath with mixer tap, low level flush wc, pedestal wash hand basin, extractor fan, radiator, half tiled walls, lino-cushion floor. Shaver point and light.

EXTERNALLY



Front vehicular hard-standing with shared side pedestrian paths leading to the well laid out garden (see photographs) on 4 levels with pedestrian paths, decked areas, lawned area, pond, oil tank, numerous garden sheds and workshop some with power connected.



DIRECTIONS



From Aberystwyth take the A487 trunk road south to Southgate, turn left onto A4120 Devils Bridge road and immediately right onto the B4340 Pontrhydfendigaid road. Proceed for approximately 6 miles to Abermagwr turn left towards Pontrhydygroes and proceed for approximately another 5 miles to New Row where the property can be seen on the left hand side.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	