



**3 Mill Street, Pontrhydfendigaid**  
**Ystrad Meurig Ceredigion SY25 6BG**  
**No onward chain £165,000**



Situated in the heart of this popular rural village, a terraced 3 bedroom cottage with rear garden.

We are pleased to have received instructions to offer for sale this pretty cottage, which is conveniently situated to all local amenities. The market town of Tregaron is some 6 miles or so to the south and Aberystwyth is some 12 miles or so travelling distance on the coast. The town having a good range of both local and national retailers in addition to banks and secondary schools.

The cottage does retain some original features and has a pleasant garden to the rear. 3 Mill Street is also within a short travelling distance to the tourist attractions such as Strada Florida, Teifi Pools and Devil's Bridge

#### **TENURE:**

Freehold.

#### **SERVICES:**

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

#### **COUNCIL TAX:**

Tax Band B

#### **VIEWING:**

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

#### **GROUND FLOOR**

#### **FRONT ENTRANCE DOOR TO**

#### **KITCHEN/DINING AREA**

18'2 x 11'7 max (5.54m x 3.53m max)



Comprising single drainer stainless steel sink unit, base and eye level units with appliance spaces. Plumbing for automatic washing machine, radiator, window to fore and rear. Storage cupboard.



#### **LIVING AREA**

11'8 x 18'2 (3.56m x 5.54m )



with stairs to first floor accommodation, feature fireplace, radiator, windows to fore and rear. Wall lights and under stairs storage cupboard.

#### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

with radiator and access to roof space. Doors to

### BEDROOM 1

9'9 x 8'8 (2.97m x 2.64m )



with window to fore and radiator.

### BEDROOM 2

9'7 x 8'7 (2.92m x 2.62m)



with window to fore and radiator.

### SHOWER ROOM

8'3 x 9'2 (2.51m x 2.79m )



comprising pedestal wash handbasin, WC, shower cubicle with Mira shower and fan heater. Part tiled, storage cupboard and radiator.

### BEDROOM 3

8'3 x 6'3 (2.51m x 1.91m )

with window to rear and radiator.

### EXTERNALLY

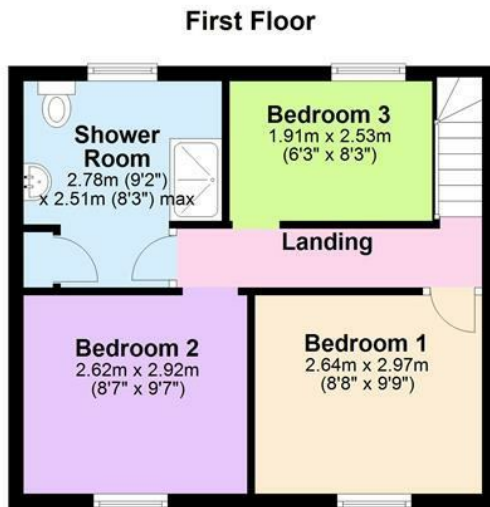
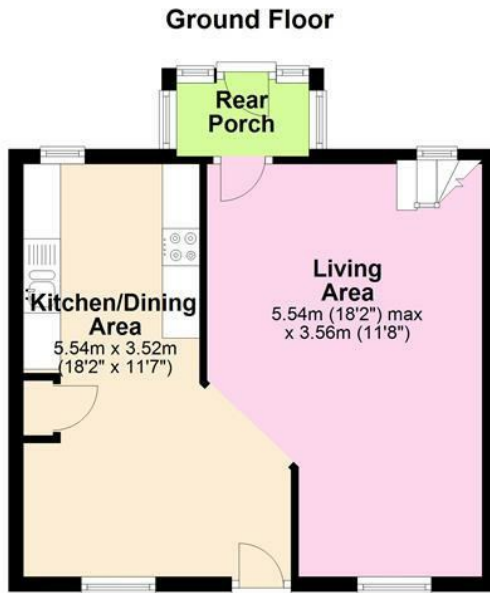


Rear covered porch. Warmflow free-standing oil fired central heating boiler. Paved area. Shrubs.

Rear pedestrian access. Small railed front garden.

### DIRECTIONS

From Aberystwyth take the A487 coastal trunk road South to Penparcau. Turn left onto the A4120 Devil's Bridge Road and then turn immediately right onto the B4340 Pontrhydfendigaid Road and proceed for about 11 miles to the village. 3 Mill Street is on your left hand side just after the Calming measures. If you reach the humpback bridge, you have missed the property.



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

**3 Mill Street, Pontrhydfendigaid**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</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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