



6 New Row, Pontrhydygroes  
Ystrad Meurig Ceredigion SY25 6DT  
No onward chain £135,000





### A refurbished semi-detached

traditional 2/ 3 bedrooms cottage with immense character together with large rear garden

New Row is a hamlet of similar properties situated in an area of outstanding natural beauty with pleasant outlook to the fore and within mile of local amenities at the former mining village of Pontrhydygroes which include primary school, general stores and public house. The university and market town of Aberystwyth is situated some 12 miles or so travelling distance on the coast. The town having a good range of both social, leisure and educational facilities to cater for the large local and student populations.

6 New Row is situated within a relatively short travelling distance of tourist attractions such as Devils Bridge, Nant Y Moch reservoir and the market town of Tregaron all nestling on the edge of the Cambrian Mountains.

The carpets and the majority of the rugs are included in the sale as are the majority of the curtains. The property has been refurbished to a high standard by the vendors to include wall insulation, double glazing, re-wiring and new roof etc. Heating is by means of Economy 10 night storage heaters. The cottage retains many original features including attractive fireplace, slate floors and exposed beams which are evident on inspection. Externally to the rear there is a large garden which is also well looked after by the vendor and several workshops/ outbuildings are included in the sale.

### TENURE:

Freehold

### SERVICES:

Mains electricity, water and private drainage.

### VIEWING:

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

6 New Row provides for the following accommodation. All room dimensions are approximate.

### FRONT ENTRANCE DOOR TO

### SPACIOUS LIVING ROOM

17'10 x 12'1 (5.44m x 3.68m )



comprising a most attractive open fireplace with part exposed stone wall and slate hearth, exposed beamed ceiling and slate floor. Night storage heater, telephone point and window to fore. Double door access to

### KITCHEN

16'8 x 8'2 (5.08m x 2.49m )

(The kitchen is divided into 2 distinct areas)  
Divided by the staircase leading to the first floor accommodation with under stairs cupboard below.

### KITCHEN AREA 1

7'9 x 6'9 (2.36m x 2.06m )



comprising 1½ single drainer stainless steel sink unit with mixer tap, range of base units incorporating Servis automatic washing machine,

work tops over, eye level units, tiled splash backs, slate floor and door to rear. Ceiling lights and night storage heater.

### KITCHEN AREA 2

8'2" x 6'7" min (2.49m x 2.01m min)



with further base units incorporating a Neff Circotherm double oven with Neff 4 ring gas hob over. Slate floor, ceiling lights and window to rear.

### FIRST FLOOR ACCOMMODATION

#### LANDING

with stained glass features

### OFFICE/SITTING AREA

9'7 x 8'9 (2.92m x 2.67m )



(This room could be utilised as a 3rd bedroom) with vaulted ceiling with velux window, loft hatch and storage. Tip tilt window/ door to rear. Wall lights.

Doors to

### BATHROOM

8'8 x 7' max dimension



comprising a deep 'P' shaped bath with screen and pressurised shower attachment over, low level flush wc and wash hand basin. Airing cupboard with pressurised cylinder and tiled splash backs, Velux window and window to rear.



### FRONT BEDROOM 1

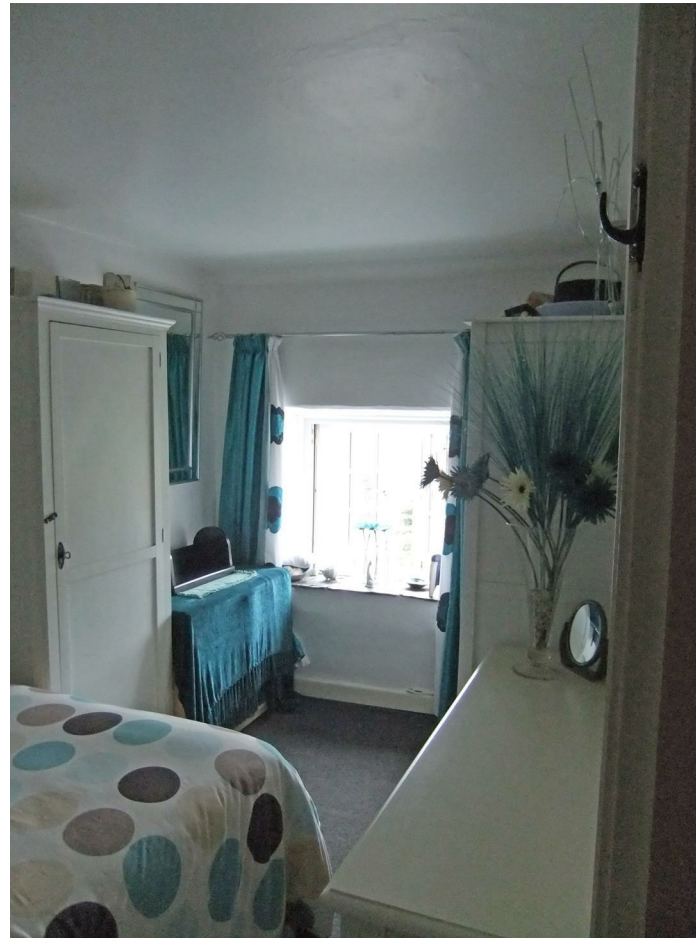
10'1 x 12'1 (3.07m x 3.68m )



with feature cast iron fire place with slate hearth, window to fore, exposed wooden floor and 2 double wall lights. 2 double freestanding wardrobes. Telephone point.

### FRONT BEDROOM 2

6'8 x 12'1 (2.03m x 3.68m )



with exposed wooden floor, window to fore and triple wardrobe

### EXTERNALLY



Small front garden area with side pedestrian access leading to court yard with 6x4 garden shed, 2 plastic store sheds housing the gas bottles immediately to the rear of the property.

Steps leading up to large rear garden (see photographs). The garden being sloping in nature.





The garden has been well looked after and is predominately laid to lawn with numerous of shrubs.

### WORKSHOP 1

8' x 12' (2.44m x 3.66m)



with power connected. Further storage shed.

### WORKSHOP 2

8 x 12' (2.44m x 3.66m )



### SUMMER HOUSE

with decked area

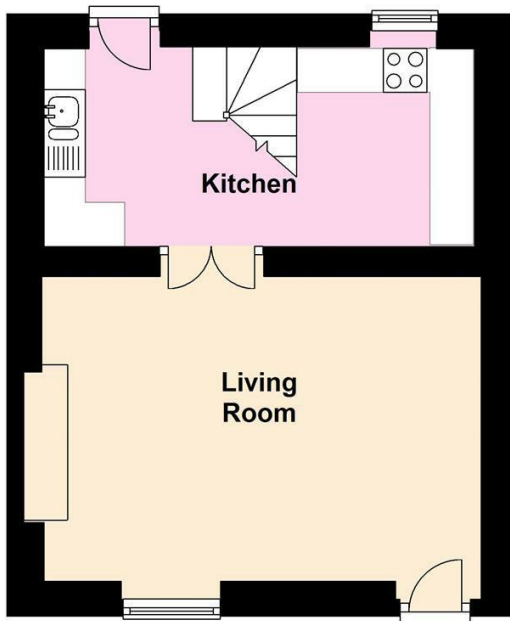
### DIRECTIONS

From Aberystwyth take the A487 coastal trunk road south to Southgate, branch onto the A4120 Devils Bridge road and turn immediately right onto the B4340 Pontrhydfendigaid road. Proceed through New Cross to Abermagwr turning left at the village towards Pontrhydygroes (sign posted). Proceed for about 4 miles or so to New Row where the property can be seen on the left hand side denoted by a for sale board.



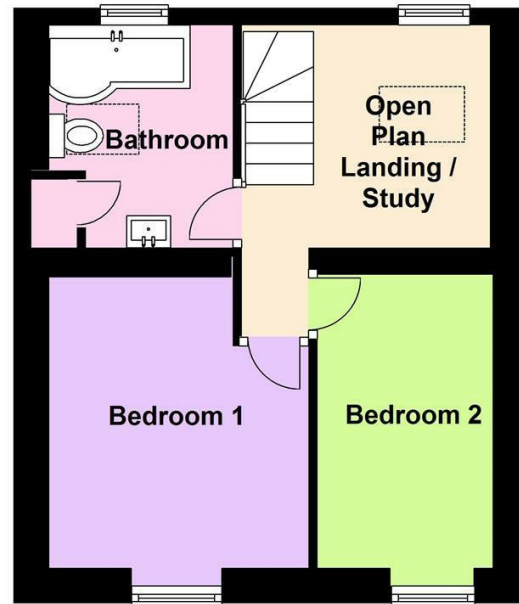
## Ground Floor

Approx. 35.3 sq. metres (380.2 sq. feet)

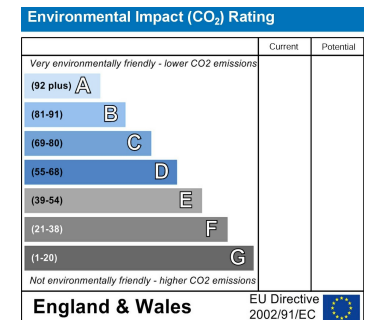
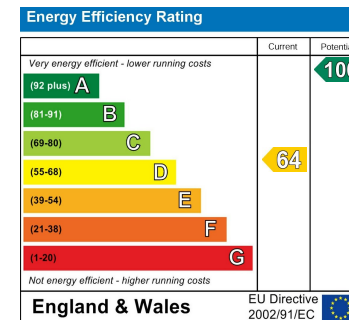


## First Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



Total area: approx. 70.8 sq. metres (761.9 sq. feet)



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