



**13 Teifi Street,  
Pontrhydfendigaid Ceredigion SY25 6EH**

**Guide price £265,000**

## For Sale by Private Treaty

A well-looked after detached traditional 3 Bedroomed house with off-road parking enjoying a convenient location in the heart of the village.

Murmur Teifi  
13 Teifi Street  
Pontrhydfendigaid  
Ceredigion  
SY25 6EH

Pontrhydfendigaid is an unspoilt rural village located 15 miles inland from Aberystwyth and just 6 miles North of the market town of Tregaron. Both the aforementioned towns have a good range of amenities to include secondary schools. Local facilities include the village shop, primary school and public house.

The village lies on the River Teifi in an area steeped in history ruins of the Cistercian Strata Florida Abbey is within a mile of the village and the popular attractions of Devils Bridge and Teifi Pools on the foothills of the Cambrian Mountains are also nearby.

The commodious accommodation is highlighted on the attached floor plan. On the first floor there are 3 double bedrooms, bathroom and a spacious landing which is utilised as an office area (see photo). Prospective purchasers will also be attracted to the large open plan kitchen/ dining Room, spacious lounge and showeroom. The property has recently been re-roofed. Externally, the outbuilding is multipurpose, also immediately to the rear there is a decked garden area and to the side of the house there is parking for at least 2 vehicles.

## TENURE

Freehold

## SERVICES

All main services are connected. Oil fired central heating. Double glazing. Fibre broadband.

## COUNCIL TAX

Band E

## VIEWING

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

## FRONT PORCH

with ½ glazed entrance door to

## OPEN P

21'5 x 1  
5.94m m



Oil fired  
mixer ta  
worktops  
with stai  
floor. Sta  
windows  
lights to

## SHOWEROOM

6'9 x 7'2 (2.06m x 2.18m)



Cubicle, washbasin, WC, heated towel rail.  
Ceiling lights, tiled floor, obscured window to rear.  
Plumbing for automatic washing machine.

## SPACIOUS LIVING ROOM

13'8 x 19'6 (4.17m x 5.94m)

Fireplace with wooden mantle and surround.  
Exposed wooden floor, radiators and windows to  
fore and side. French doors to side. Ceiling lights.



## FIRST FLOOR

Landing/ Office Area (7'3 x 9'3). Radiator, window  
to rear. Door to

## MASTE

14'2 x 19

A frame  
rear and





**BEDROOM 3**  
10'2 x 10'8 (3.10m x 3.25m)

**BATHR**  
9'3 x 9'3



Window to fore and radiator.

**BEDROOM 2**  
9'9 x 10'9 (2.97m x 3.28m )



Two windows to fore and radiator.

Large ba  
Ceiling li  
Exposed

**EXTERI**  
Vehicula  
access t  
pedestri  
to the re  
(8'3 x 7'



## DIRECTIONS

OS Grid Reference SN 72951 66450  
(What3Words///conqueror.language.sushi)

From Aberystwyth take the A487 trunk road South to Penparcau. Turn left on the A4120 Devils Bridge Road and immediately right on the B4340 road. Proceed for approximately 13 miles to the village. Turn left immediately after the hump backed bridge (after pub on right and side). Follow Teifi Street to the left Murmur Teifi is the last property on your left-hand side.



## STOREROOM

14'2 x 7'7 (4.32m x 2.31m)

Multipurpose room possible workshop with power connected.

**Ground Floor**



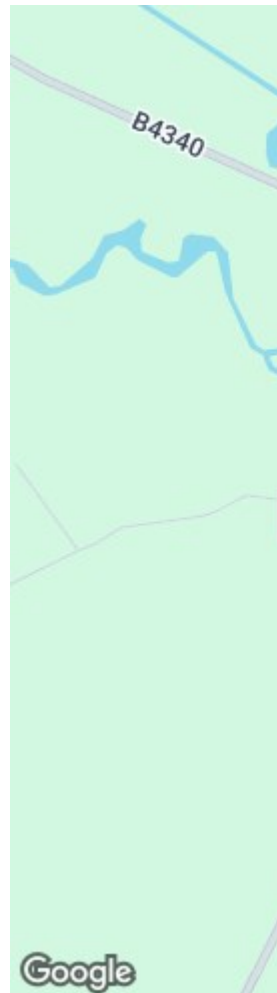
**First Floor**



Total area: approx. 150.7 sq. metres (1622.0 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.

**Murmur Teifi, 13 Teifi Street, Pontrhydfendigaid, Ystrad Meurig**



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(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 energy efficient - higher running costs	
<b>England &amp; Wales</b>	

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

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Email/E-Bost: sales@aledellis.com