Llwyn Teg , Pontrhydfendigaid
Ystrad Meurig Ceredigion SY25 6BL
Guide price £320,000

ALED ELLIS

Superbly situated on the edge of village,
a detached 3 bedroomed bungalow together with approximately 7 acres of useful land.

Llwyn Teg is a detached Woolaway bungalow which is in need of some modernisation. The immediate grounds are well laid out with detached garage and outbuilding and ample off road parking. The land as highlighted on the enclosed plan is divided into 2 enclosures both capable of hay or silage making with potential for future residential development subject to the necessary consents being obtained.

Llwyn Teg is situated within a short walking distance of all local amenities which are on offer to include village stores, public houses and primary school. The university and market town of Aberystwyth is some 15 miles or so travelling distance on the coast and the market town of Tregaron is some 6 miles or so to the south. Both the aforementioned towns having a wider range of amenities to include secondary schools.

The smallholding is situated in an area of outstanding natural beauty with Teifi Pools, Devils Bridge and the Strata Florida Abbey being situated near by.

TENURE:
Freehold

SERVICES:
Mains electricity, water and drainage are connected. Oil fired central heating. UPVC double glazing.

VIEWING:
Strictly by appointment through the joint selling agents: Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

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

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY
with night storage heater, radiator, telephone point , recess cupboard with shelving and doors to

LIVING ROOM
13'8 x 17'1 (4.17m x 5.21m)

with window to fore and side. Tiled fireplace and radiator.

KITCHEN/ DINING ROOM
13'9 x 10'9 (4.19m x 3.28m)

comprising solid fuel ray-burn, single drainer stainless steel sink unit, base units with appliance spaces and work tops over. Tiled splash backs and cooker point. Recess cupboard, window to rear and door to

COVERED PASSAGE WAY
with quarry tiled floor and access to both fore and rear leading to

UTILITY SHED
16'3 x 8'3 (4.95m x 2.51m)

housing the Worcester oil fired central heating boiler.

INNER HALLWAY
with linen cupboard and doors to

BEDROOM 1
17'2 x 6'2 (5.23m x 1.88m)

with window to fore and radiator.

BEDROOM 2
17'4 x 12'3 (5.28m x 3.73m)

with fitted wardrobe, window to fore and telephone point. Radiator.

BEDROOM 3
12'1 x 8'7 (3.68m x 2.62m)

with fitted wardrobe, window to rear and radiator.

BATHROOM
7'5 x 7' (2.26m x 2.13m)

comprising panelled bath, pedestal wash hand basin, fan heater, radiator and tiled splash backs.

SEPARATE WC
half tiled and towel radiator.

EXTERNALLY
Tarmacadamed driveway leading to hard standing with ample off road parking and patio area. Access to

GARAGE
16'8 x 9'3 (5.08m x 2.82m)
with up and over door and power connected.

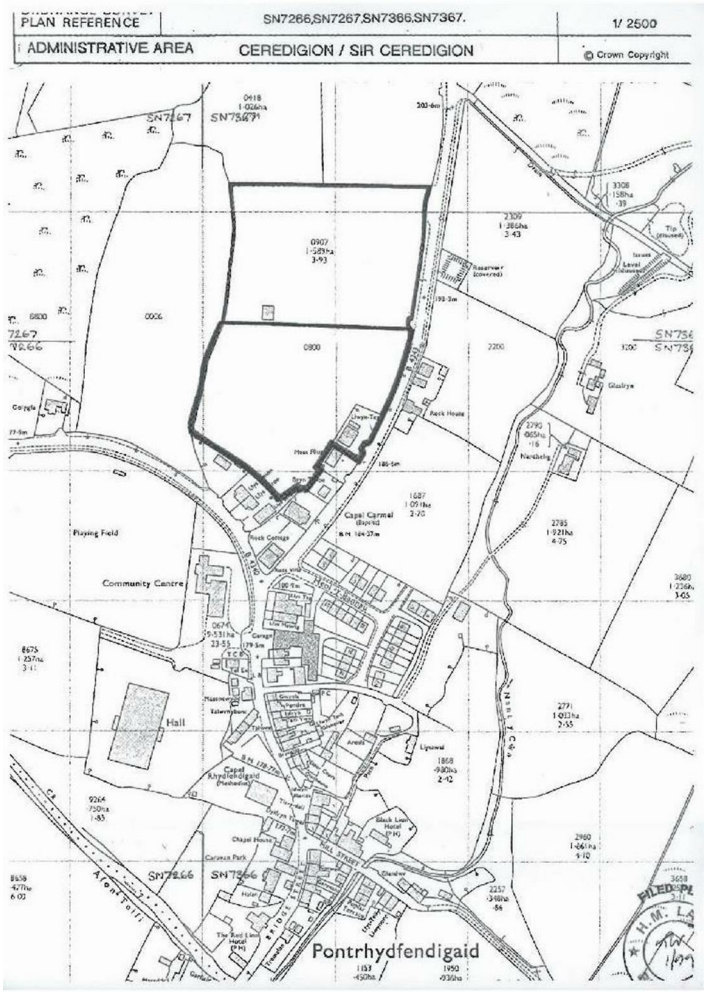
CORRUGATED SHED
9'2 x 10'1 (2.79m x 3.07m)

THE LAND

The land in total we believe amounts to 7 acres or thereabouts. Divided into 2 enclosures which are level to gently sloping in nature. Separate access from the B4343 Pontrhydfendigaid to Ffair Rhos road. There is a corrugated implement shed in enclosure 0907.

Part of the land is suitable for residential development subject to the necessary consents being obtained.

PLAN OF THE LAND

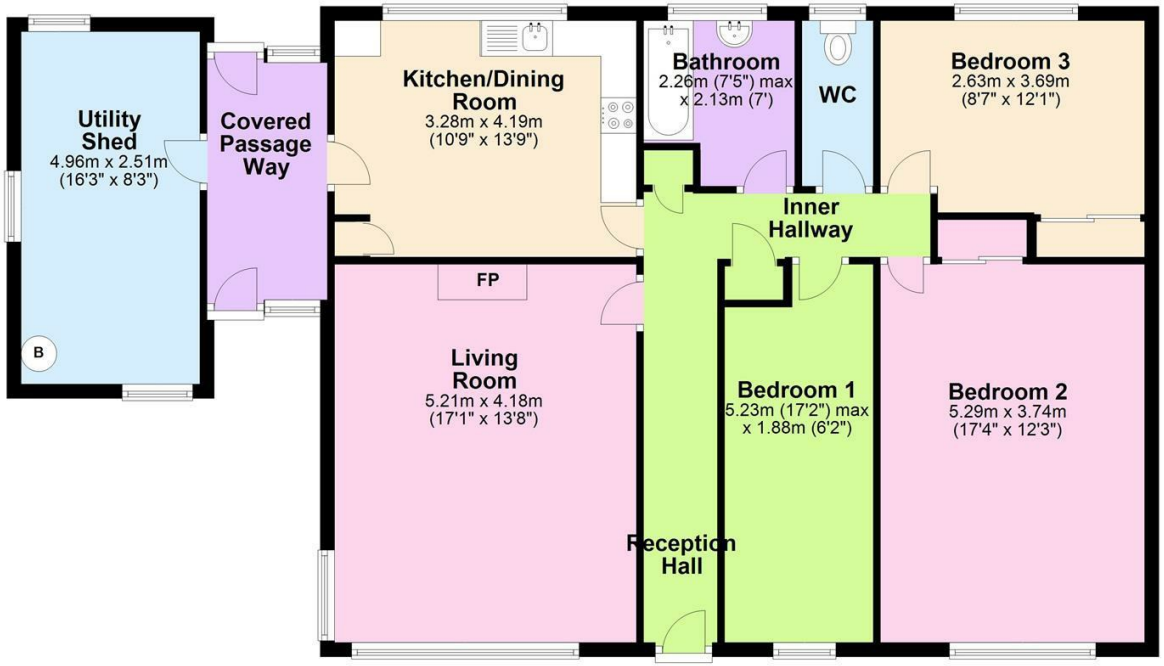


DIRECTIONS

From Aberystwyth take the A487 coastal trunk south to Southgate, branch left onto A4120 Devils Bridge road and then immediately right onto the B4340 and proceed to Pontrhydfendigaid. Upon entering the village take the 1st turning left onto the B4343 Devils Bridge road and Llwyn Teg is denoted on your left hand side by a for sale board.

Ground Floor

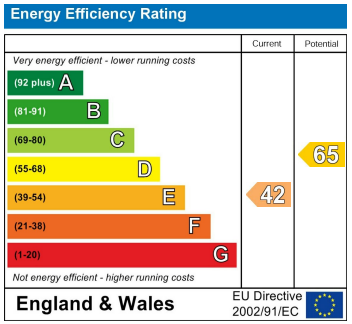
Approx. 94.4 sq. metres (1016.3 sq. feet)

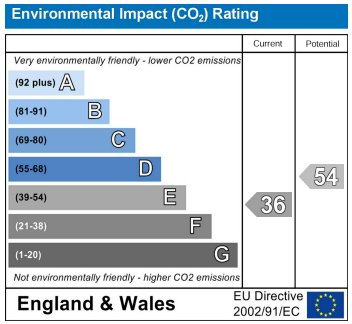


Total area: approx. 94.4 sq. metres (1016.3 sq. feet)

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

Llwyn Teg, Pontrhydfendigaid, YSTRAD MEURIG





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