

13 Teifi Street,
Pontrhydfendigaid Ceredigion SY25 6EH
Guide price £250,000

ALED ELLIS

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

MONEY LAUNDERING REGUALTIONS
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.

LAND TRANSACTION TAX
The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at https://www.gov.wales/land-transaction-tax-calculator and/or seek advice from your solicitor or financial adviser.

FRONT PORCH
with ½ glazed entrance door to

OPEN PLAN KICHEN/ DINING ROOM
21'5 x 11'8 min 19'6 max (6.53m x 3.56m min 5.94m max)



Oil fired Rayburn. Single bowl enamel sink with mixer tap. Base units with appliance spaces and worktops over. Tiled splashbacks, eye level units with stainless steel extractor fan. Exposed wooden floor. Stairs to first floor accommodation. Two windows to fore. Shelving, radiator and ceiling lights to kitchen area.

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. Pluming 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



MASTER BEDROOM 1
14'2 x 19'1 (4.32m x 5.82m)
A frame and exposed beams, windows to fore, rear and side. Radiators, clothes hanging area.





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



Two windows to fore and radiator.

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



Window to fore and radiator.

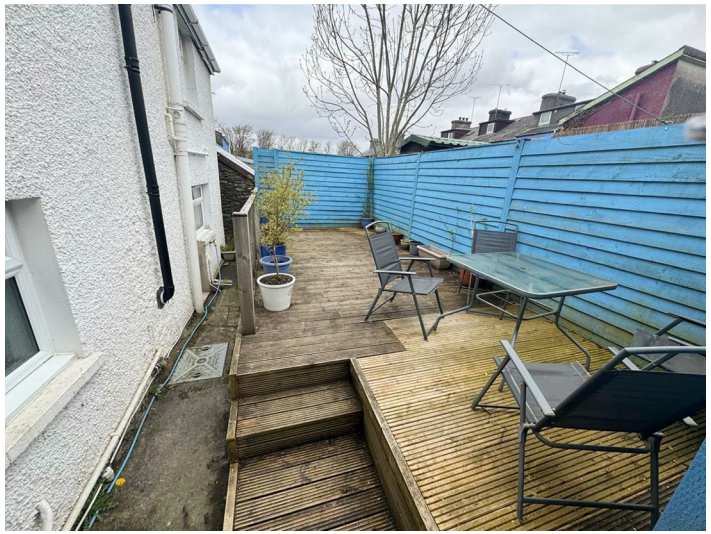
BATHROOM
9'3 x 9'3 (2.82m x 2.82m)



Large bath with mixer tap, WC, washbasin. Ceiling lights, radiator, obscured window to rear. Exposed wooden floor, part tiled.

EXTERNALLY
Vehicular hardstanding to side together with access to front entrance door. Oil tank. Side pedestrian path and door from the kitchen leading to the rear, raised decked garden. Covered area (8’3 x 7’6) housing white goods. Door to





STOREROOM

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

Multipurpose room possible workshop with power connected.

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.

Ground Floor



First Floor

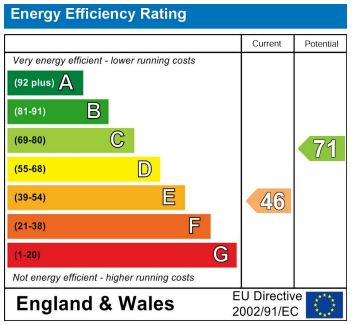


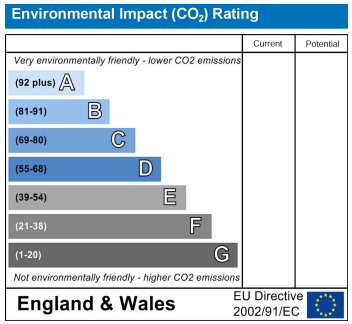
Total area: approx. 150.7 sq. metres (1622.0 sq. feet)

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







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