

# EVANS BROS.

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**Pendre Pontrhydfendigaid, Ystrad Meurig, Ceredigion, SY25 6BB**

**Asking Price £175,000**

An attractive characterful property offering 2 or 3 bedroom accommodation with solid fuel fired and electrical central heating from a wood burning stove offering refurbished accommodation with attractive rear garden. The property is conveniently positioned in the popular village of Pontrhydfendigaid offering a good range of local amenities. convenient to Tregaron, Lampeter and Aberystwyth

## DESCRIPTION



An attractive property of traditional double fronted design, offering refurbished yet characterful accommodation with many retained features such as slate flagstone floors, latch and brace doors and with benefit of heating via an electric system combined with solid fuel fired central heating.

## FRONT ENTRANCE HALL



The property has a central entrance hall with timber door, dado rail, slate floor, radiator.

## SITTING ROOM

15'3" x 9'6" (4.65 x 2.90)



Or downstairs bedroom 3

With fireplace having woodburning stove inset, timber effect flooring, radiator,

## LIVING ROOM

15'3" x 11'10 (4.65m x 3.61m)



A lovely character room with flagstone slate floors coupled with the original half glazed cupboard. Attractive fireplace with a exposed brick reveal with a multi fuel stove having a back boiler providing heating facility providing hot water and central heating. Fitted cupboards with upper glazed doors.

## KITCHEN

16'0" x 5'0" (4.88 x 1.52)



With a range of kitchen units base and wall level incorporating LPG cooker point with extractor hood over, sink unit, storage cupboards with room for dishwasher or fridge tiled floor. Rear entrance door.

## UTILITY ROOM



with toilet , plumbing for washing machine, quarry tiled floor, Velux roof window.

## UPSTAIRS



Landing with attractive pine balustrade and original latch and brace doors to:

## BEDROOM 1

15'0" x 11'0" (4.57 x 3.35)



With built in airing cupboard, copper cylinder, radiator

## BEDROOM 2

15'0" x 9'6" (4.57 x 2.90)



Radiator

## BATHROOM



With panelled bath, wash hand basin, WC, part tiled walls.

## OUTSIDE



Front railed forecourt

## GARDENS

Attractive rear gardens with tiled patio area.

Further cottage style gardens with lawns, meandering path leading to rear with former outhouse and timber garden shed.

## DIRECTIONS

From Lampeter take the A485 to Tregaron, straight on at cross roads onto the B4343 to Pontrhydfendigaid. On entry to the village after going over the hump back bridge - the house is on the right hand side just after the width restriction in the road as identified by the agent for sale board

## SERVICES

Mains electric, water and drainage, central heating off the woodburner and also a wet based radiator electric heating system, part double glazed.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** 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>		<b>76</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</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		

**England & Wales** EU Directive 2002/91/EC



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