

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Ty Morfa Pontrhydfendigaid, Ystrad Meurig, Ceredigion, SY25 6EJ

Asking Price £385,000

An attractive and deceptively spacious detached house offering up to 5 bedrooomed commodious accommodation with delightful grounds and in a semi rural location with miles of walks nearby.

With underfloor heating to the ground floor and large rooms this house is one that should be viewed at your earliest convenience.

Located on the edge of a popular rural community with shop, pubs, school etc and in the foothills of the Cambrian mountains, convenient to Tregaron, Aberystwyth and Lampeter.

DESCRIPTION



An attractive detached house offering spacious family sized accommodation with many bespoke fittings (inc. fitted wardrobes in all bedrooms) underfloor heating to the ground floor as well as radiators in all upstairs rooms. Although a modern, easy to maintain house it has the appearance of a country cottage with stone faced porch to front and dormer windows, making the best of both types of property. The property has large principle rooms and is well presented by the current vendors.

ENTRANCE



via half glazed door into

VESTIBULE

ceramic tiled floor, door to -

SPACIOUS HALLWAY



with doors to all downstairs rooms. Stairs to first floor and ceramic tiled floor flowing through to Kitchen, understairs cupboard

SITTING ROOM

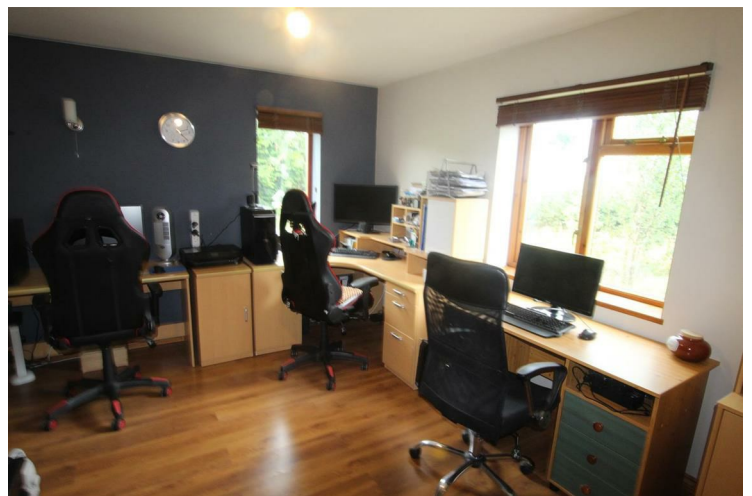


Attractive fireplace with timber surround and with Multi fuel stove inset set on flagstones, dual aspect windows, wall lights, glass panelled door and laminate floor.

SITTING ROOM SECOND VIEW



DOWNSTAIRS STUDY/BEDROOM 5



Dual aspect windows and computer point, laminate oak effect floorinf.

L-SHAPE KITCHEN/DINING ROOM



A large room and plenty of space for the whole family, Extensive range of good quality kitchen units with large white enamelled sink with mixer tap, fitted base and wall units with worktops, 'Range Master' double oven with gas and electric hob, extractor hood over with lighting, integrated dishwasher. Dual aspect windows and patio door to rear garden. Breakfast bar and ceramic tiled floor. Door to -

UTILITY ROOM



with a range of units having a stainless steel single drainer sink with mixer tap, fitted base and full length cupboards with worktops over, plumbing for automatic washing machine and tumble dryer, fitted cloaks cupboard housing "Worcester' oil central heating boiler. and system providing downstairs underfloor heating. Window overlooking rear garden and stable door to outside. Ceramic tiled floor.

CLOAKROOM



with toilet and washbain

STAIRS TO LANDING



light and spacious landing with access to roof space. Doors to the following :~

MASTER BEDROOM



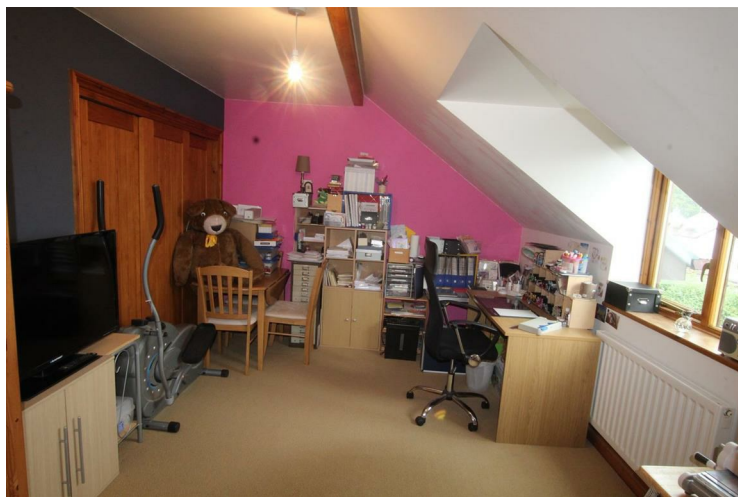
with vaulted ceiling to oneside. Double French doors with wrought iron feature balcony outside, large fitted wardrobe with sliding doors.

ENSUITE BATHROOM



with bath and shower over with shower screen, wash hand basin in vanity unit and toilet, velux roof window

BEDROOM 2



fitted wardrobes with sliding doors, half vaulted ceiling with beam, window overlooking front garden with far reaching views to mountains

BEDROOM 3



fitted wardrobes, half vaulted ceiling with beam and window to front with views to mountains.

FAMILY BATHROOM



bath, separate shower cubicle, wash hand basin and w.c., tiled along one wall. Extractor.

AIRING CUPBOARD

radiator with fitted shelving.

BEDROOM 4



fitted wardrobes, half vaulted ceiling with beam, window overlooking rear with far reaching views.

OUTSIDE



Gravelled forecourt /driveway with paved pathway, steps and slope to one side enabling disabled access if required. Attractive rear garden bordering a field with attractive views Large raised fish pond. Base has been installed for a garage with gravelled covering at present, oil tank, timber garden shed and aluminium greenhouse. Borders with shrubs and evergreen trees, parking for several vehicles.

SERVICES

Mains electric, water and drainage. Oil central heating with underfloor heating system on ground floor, radiators on first floor.

Telephone and Broadband.

COUNCIL TAX BAND - F

DIRECTIONS

From Lampeter take the A485 North to Tregaron. At the cross roads go straight on (B4343) to Pontrhydfendigaid. On entering the village turn Left into Lisburne Road just before the shop and "Ty Morfa" is the last but one on the right hand side.

Ground Floor



First Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanIt.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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