



2 Pantyffynnon Llywernog, Ponterwyd
Aberystwyth Ceredigion SY23 3AB

Guide price £235,000



A semi-detached 3 /4 bedroomed cottage

together with traditional outbuilding and large garden.

The property is approached over a narrow shared farm track from the main A44 trunk road at Llywernog. The village of Ponterwyd is a mile or so travelling distance further inland, the village providing for local amenities to include garage/ general stores, primary school and public house. A wider range of amenities are available at Aberystwyth which is some 11 miles or so travelling distance on the coast.

2 Pantyffynnon is situated in an area of outstanding natural beauty with attractions such as the Nant Yr Arian visitor centre, Nant Y Moch and Dinas reservoirs and Devils Bridge being but a short travelling distance.

2 Pantyffynnon retains original features and benefits from Vaillant electric air source central heating. The majority of the windows are double glazed and the large garden has also been well looked after.

TENURE:

Freehold

SERVICES:

Mains electricity & water. Private drainage. Air source heating.

COUNCIL TAX:

Band D

VIEWING:

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

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

GROUND FLOOR

FRONT ENTRANCE DOOR TO

DINING ROOM

10'3 x 15'3 (3.12m x 4.65m)



with feature cast iron fireplace, stairs to first floor accommodation, exposed beamed ceiling, radiator and shelving. Window to fore.

LIVING ROOM

15'1 x 14'8 (4.60m x 4.47m)



An attractive open brick fireplace, shelving, radiator and exposed beamed ceiling. Window to fore and side. Door to



KITCHEN

23'2 x 5'9 (7.06m x 1.75m)



Galley style comprising single drainer stainless steel sink unit, range of base and eye level units. 4 ring hob and electric cooker, plumbing for automatic washing machine and cooker point. Multi fuel rayburn ((currently disconnected), radiator and cupboard.

SIDE PORCH

7' x 6'3 (2.13m x 1.91m)

with door to garden.

FIRST FLOOR ACCOMMODATION

LANDING

with access to roof space, radiator and door to

BEDROOM 1

8'3 x 15' (2.51m x 4.57m)



with radiator and window to fore.

BEDROOM 2

6'8 x 11'1 (2.03m x 3.38m)



with radiator and window to rear.

BATHROOM

6'1 x 10'5 (1.85m x 3.18m)



comprising bath, wash hand basin, shower cubicle with Triton shower and Wc. Recess cupboard.

BEDROOM 3

9'5 x 14'8 (2.87m x 4.47m)



with radiator and window to fore.

STUDY

5' x 5'9 (1.52m x 1.75m)



could be utilised as a small single bedroom. Fitted wardrobe and window.

EXTERNALLY

The property is approached over a narrow shared track which also leads to the attached cottage. It is advisable that for the first inspection that 4WD is used or otherwise gain access by foot from A44 trunk road.

There is a large garden included in the sale mainly situated to the side of the property. The garden has been divided to include an abundance of trees and shrubs, poly tunnel and green house.

TRADITIONAL BARN

15'6 x 10'1 (4.72m x 3.07m)

comprising of a garage and

ATTACHED SHED

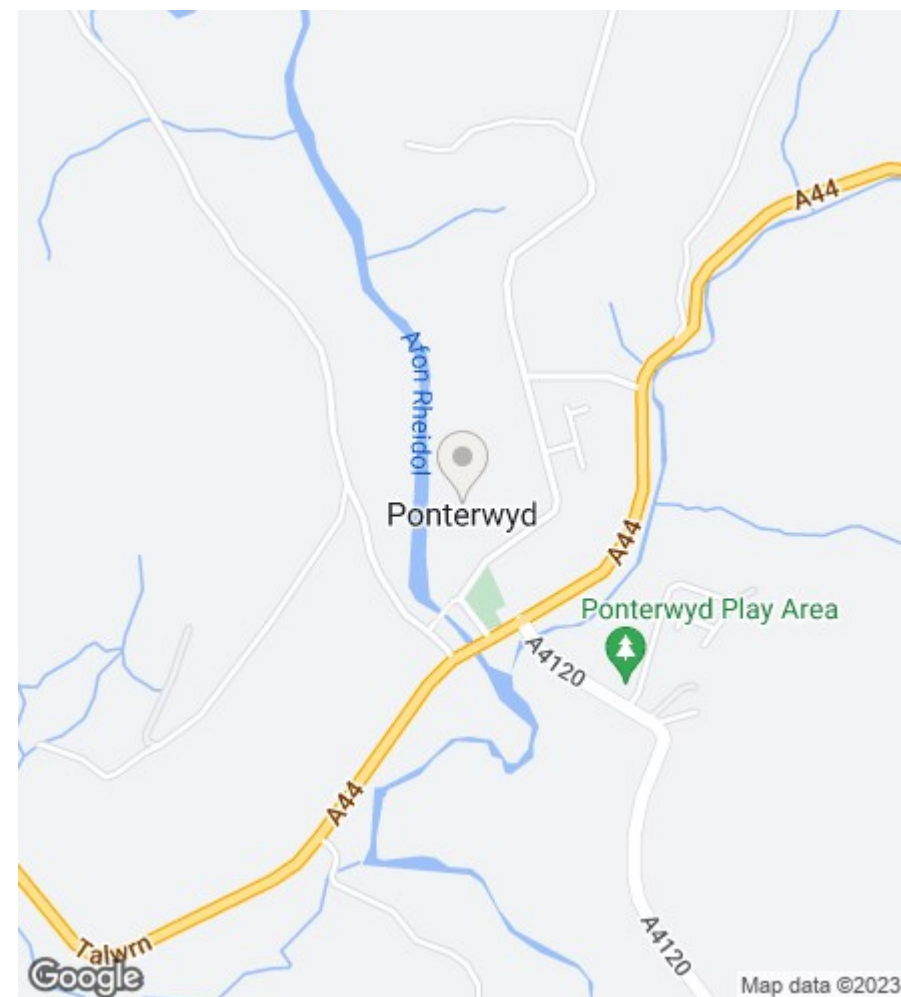
11'3 x 15'7 (3.43m x 4.75m)

DIRECTIONS

(OS Grid Ref: SN 73088 80634)

From Aberystwyth take the A44 trunk road inland through the villages Capel Bangor and Goginan to Llywenog.. the track leading to the property is on your right hand side just after the terrace of houses also on your right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO ₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		
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