



**Hafdre , Swyddffynnon**  
**Ystrad Meurig Ceredigion SY25 6AL**  
**Guide price £340,000**





**Situated in the heart of this rural village,** a traditional 4 bedroomed property together with attached 1 bedroomed annexe, double garage and large garden.

We are pleased to offer for sale this traditionally built rural property which benefits from oil fired central heating (main house) and the majority of the windows are double glazed. The attached annexe is suitable for a family member or for letting purposes. The large garden borders a stream and we believe that the double garage was once a cottage.

Local amenities are available at the village of Pontrhydfendigaid which is some 5 miles or so travelling distance to include primary school. Village shop and public houses. The university and market town of Aberystwyth is some 14 miles or so travelling distance on the coast. The town has a good range of local & national retailers to cater for the large local and student populations.

**TENURE:**

Freehold

**SERVICES:**

Mains electricity and water. Private drainage.

**VIEWING:**

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

**GROUND FLOOR**

**FRONT ENTRANCE DOOR TO**

**STUDIO**

11'3 x 10'1 (3.43m x 3.07m)



with Belfast sink, window to fore and side. Radiator.

**INNER HALLWAY**

with stairs to first floor accommodation and doors to

**LIVING ROOM**

11' x 15'6 (3.35m x 4.72m)



fireplace with real flame effect LPG gas fire, window to fore and radiator. Connecting door to studio.

**OPEN PLAN DINING ROOM/ KITCHEN AREA**

## DINING AREA

5'9 x 9'8 (1.75m x 2.95m)



with quarry tiled floor, fireplace with multi fuel range, exposed beams and windows to side and fore.

## KITCHEN AREA

10' x 16' (3.05m x 4.88m)



comprising 1½ bowl single drainer stainless steel sink unit with mixer tap. Base units with worktops over, radiator, free standing Worcester oil fired central heating boiler, exposed beams and cooker point.

## UTILITY ROOM

7'8 x 8'9 (2.34m x 2.67m)

comprising single bowl sink unit, plumbing for automatic washing machine and tiled floor.

## DOWNSTAIRS WC

## FIRST FLOOR ACCOMMODATION

### LANDING

with access to roof space, radiator and large airing cupboard. Doors to

## FRONT BEDROOM 1

10'7 x 15'4 (3.23m x 4.67m)



with window to fore and side. 2 radiators.

## FRONT BEDROOM 2

9'9 x 11'1 (2.97m x 3.38m)



with windows to fore, recess cupboard and radiator.



### BACK BEDROOM 3

9'6 x 15'5 max (2.90m x 4.70m max)



9'6 x 15'5 max with window to rear and side. Radiator.

### SHOWER ROOM

4'7 x 5'9 (1.40m x 1.75m )

comprising shower cubicle, wc and wash hand basin. Velux window, wall mounted fan heater, shaver point and light.

### BEDROOM 4

10'8 x 9' (3.25m x 2.74m)



with windows to rear and side. Radiator.

### BATHROOM

6'5 x 7'7 (1.96m x 2.31m)



comprising bath with Triton shower over & screen. Wc, pedestal wash hand basin, radiator, shaver point and light. Velux window, radiator, part tiled and access to cupboard.

### THE ATTACHED ANNEXE



## FRONT ENTRANCE DOOR TO

## KITCHEN/ DINING ROOM

10'7 x 13'7 max (3.23m x 4.14m max)



comprising single drainer sink unit with mixer tap, one base unit and work top over. Tiled floor, stairs to first floor accommodation, window to fore and spot lights.

## LIVING ROOM

7'1 x 14'6 (2.16m x 4.42m)



with exposed wooden floor, fireplace with real flame effect gas fire, french doors to rear and spot lights.

## FIRST FLOOR ACCOMMODATION

### LANDING

with doors to

## BEDROOM

9'6 x 14' (2.90m x 4.27m)



with window to fore and velux window. Exposed wooden floor.

### SHOWER ROOM

6'2 x 6'7 (1.88m x 2.01m)

comprising wc, shower cubicle with Triton shower, pedestal wash hand basin, shaver point and light. Velux window and storage cupboard.



## EXTERNALLY



## DOUBLE GARAGE

18' x 26' approx (5.49m x 7.92m approx)  
with concrete floor and power connected.

Immediate lawned garden with steps leading down to further large garden area which borders the river. Flower borders, tree's and shrubs. Oil tank. Passage dividing house and annexe house

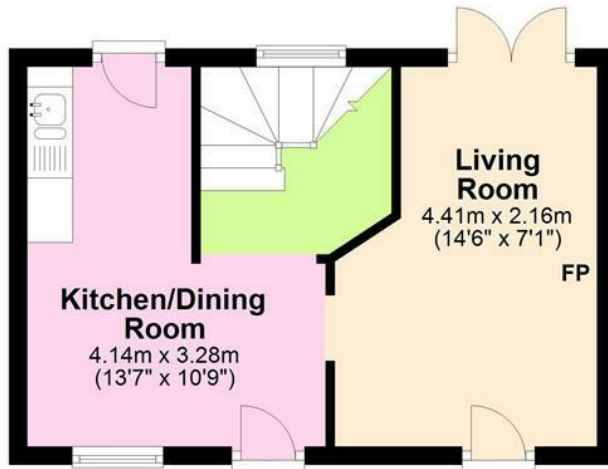


## DIRECTIONS

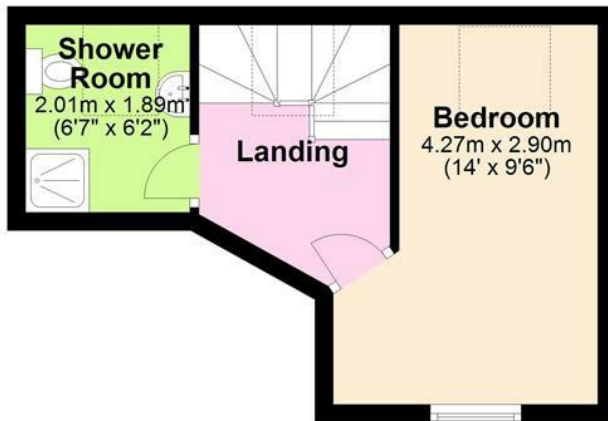
(SN 69253 66272)

There are several alternate routes to the property. We would suggest the following for the first inspection. Proceed south from Aberystwyth to Penparcau, turn left onto the A4120 Devils Bridge road and turn immediately right onto the B4340 Pontrhydfendigaid road and proceed to Tynygraig before branching right (opposite the chapel) and proceed over the cross roads to Swyddffynnon. The property is on the village square opposite the former primary school.

### Ground Floor



### First Floor



Total area: approx. 45.8 sq. metres (493.3 sq. feet)

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

## Annexe, Hafdre, Swyddffynnon, YSTRAD MEURIG



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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>			
(69-80) <b>C</b>			
(55-68) <b>D</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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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