



Panteg ,
Ystrad Meurig Ceredigion SY25 6AD
Guide price £184,950



For Sale by Private Treaty

A detached traditional one bedroomed bungalow with pleasant garden and off-road parking.

Panteg
Ystrad Meurig
Ceredigion
SY25 6AD

Panteg is located abutting the Tyngraig to Pontrhydfendigaid road and is one of a cluster of three properties which enjoy a pleasant rural outlook. Local amenities are available nearby at Pontrhydfendigaid to include Primary and General Stores. The University and Market town of Aberystwyth is only 12 miles travelling distance on the Coast. The town has a good range of amenities to cater for the large local and student population.

Panteg is well presented throughout and externally there are numerous outbuildings and pleasant garden.

TENURE

Freehold

COUNCIL TAX

Band C. £2118.94 payable.

SERVICES

Private drainage, mains electricity and water.
Electric heaters.

VIEWING

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

MONEY LAUNDERING REGULATIONS

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.

Panteg provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide-angle lens.

FRONT PORCH

3'7 x 8'7 (1.09m x 2.62m)

Plumbing for automatic washing machine. Door to

KITCHEN/ DINING ROOM

11'7 x 14'1 (3.53m x 4.29m)



Single drainer stainless sink unit. Base and eye level units with appliance spaces. Tiled splashbacks. Solid fuel Rayburn. Window to fore and side. Door to

LIVING ROOM

14'1 x 12'2 (4.29m x 3.71m)



Windows to fore and rear. Electric heater. Door to

INNER HALLWAY

Door to fore and doors to

BEDROOM

9'3 x 4'5 (2.82m x 1.35m)



Bedroom furniture, electric heater and window to side.

SHOWEROOM

9'5 x 4'5 (2.87m x 1.35m)



WC, washbasin and shower cubicle. Night storage heater. Obscured window to fore. Part tiled.

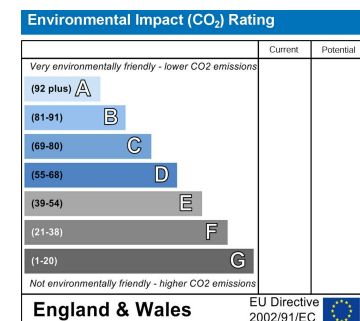
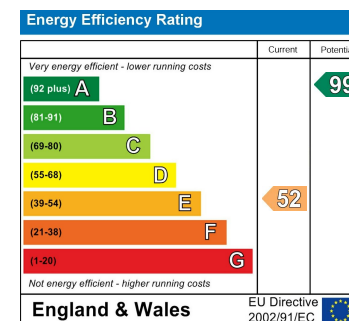
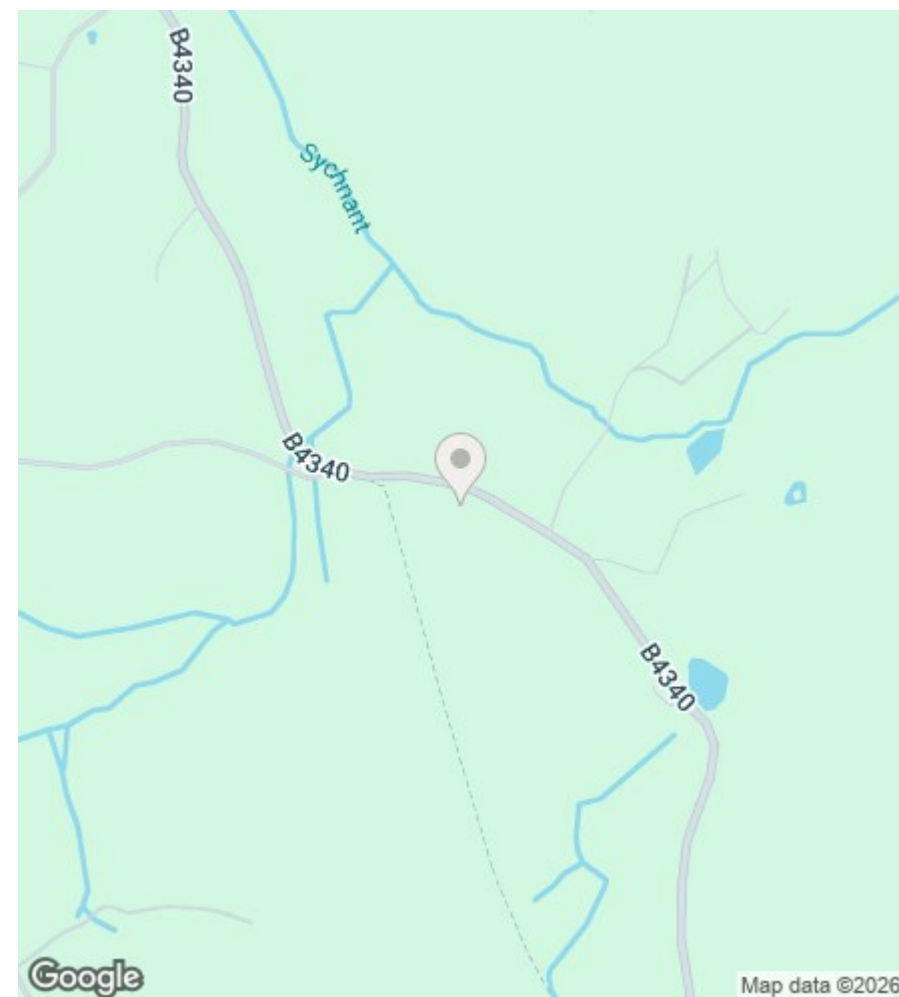
EXTERNALLY

Gated vehicular hardstanding leading to the carport. Static caravan for storage purposes. Enclosed garden with fruit bushes and a vegetable garden. Nissan hut garden shed. Fuel store. Garden sheds (7'7 x 9'7 and 6'9 x 10'3). Pleasant rear garden well stocked with shrubs.



DIRECTIONS

From Aberystwyth proceed South to Penparcau. Turn left on to the A4120 Devils Bridge Road and immediately right on to the B4340 Pontrhydfendigaid Road. Proceed through New Cross, Abermagwr and Tyngraig for a mile and the property will be the middle of 3 properties on the right-hand side denoted by a For Sale board.



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