



Rock Cottage ,
Pontrhydfendigaid Ceredigion SY25 6BB
Guide price £225,000



Situated in the popular rural village of Pontrhydfendigaid a delightful stone built 4 bedroom period home with a purpose built studio.

Rock Cottage is conveniently situated to all local amenities to include local shop, public house, a cafe and a mechanic garage. The property is also within a short walking distance of the primary school. The market town of Tregaron is some 6 miles or so to the south and Aberystwyth is some 15 miles or so travelling distance on the coast. Aberystwyth provides for a good range of both local and national retailers in addition to banks and secondary schools.

Rock Cottage is well presented throughout with fixtures such as oak floors and bespoke hand crafted glazed oak folding doors, whilst outside there is parking a pleasant garden and the purpose built studio. The cottage is also within a short travelling distance to the tourist attractions such as Strada Florida, Teifi Pools and Devil's Bridge.

Tenure

Freehold

Services

Mains electricity, water and drainage. LPG central heating

Council Tax

Band C

Viewings

Strictly by appointment with the sole selling agent, Aled Ellis & Co Ltd.

Contacted by 01970 62 61 60 or sales@aledellis.com.

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

Front Entrance Porch

6'10 x 4'5 (2.08m x 1.35m)



Upvc front door, tiled flooring, triple glazed window to fore, and door to

First Floor Accommodation

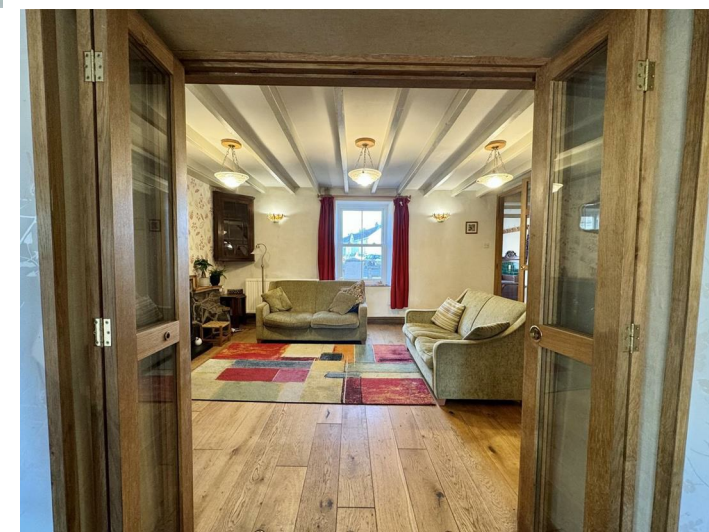
Hallway



Stairs to first floor. Glazed Bi-Fold Oak door to

Living Room

13'2 x 16' (4.01m x 4.88m)



Triple glazed sash window to fore with tiled

window sill, electric feature fireplace with stone surround. Engineered oak flooring, bifold glazed oak doors opening to kitchen, glazed oak door to inner hallway, three under stairs storage cupboards. Radiator



Kitchen

13'9 x 12'6 (4.19m x 3.81m)



Triple glazed windows to rear and to side. A range of base and eye level kitchen units with fitted eye level electric oven. Stainless steel gas hob with integrated extractor. Stainless steel sink unit, appliance spaces (fridge freezer/dish washer can be included). Tiled flooring, spotlights, radiator and LPG Combi Boiler.

Door through to

Utility Area



Appliance space with plumbing for washing machine, storage cupboard.

Bathroom



Obscure triple glazed PVCu window to side

elevation. Bath with Mira shower over, WC and Washbasin. Fully tiled walls. Heated chrome towel rail.

First Floor Accommodation

Bedroom 1

10'0 x 7'10 max (3.05m x 2.39m max)



Triple glazed window to fore, over stairs storage cupboard. Radiator

Bedroom 2 (Master)

10'8 x 13'4 (3.25m x 4.06m)



Triple glazed window to fore, engineered oak flooring. Two radiators.

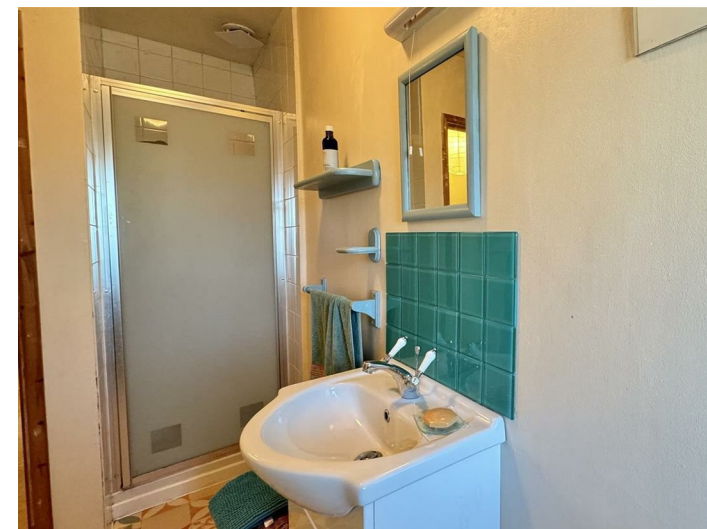
Inner Hallway

Archway through to landing

Shower Room



Built in shower cubicle with mains mixer shower, WC and vanity washbasin. Radiator



Bedroom 3

9'3 x 6'10 max (2.82m x 2.08m max)



With window to rear and radiator.

Bedroom 4

12'7 x 8'0 (3.84m x 2.44m)



Triple glazed windows to rear and side. Radiator

Externally



Gated access to side parking area. To the rear of the house there is a good size garden with raised timber deck, lawn area, raised beds and storage shed.

There is also a greenhouse, hen run, summerhouse and patio to the rear of the property.



Studio

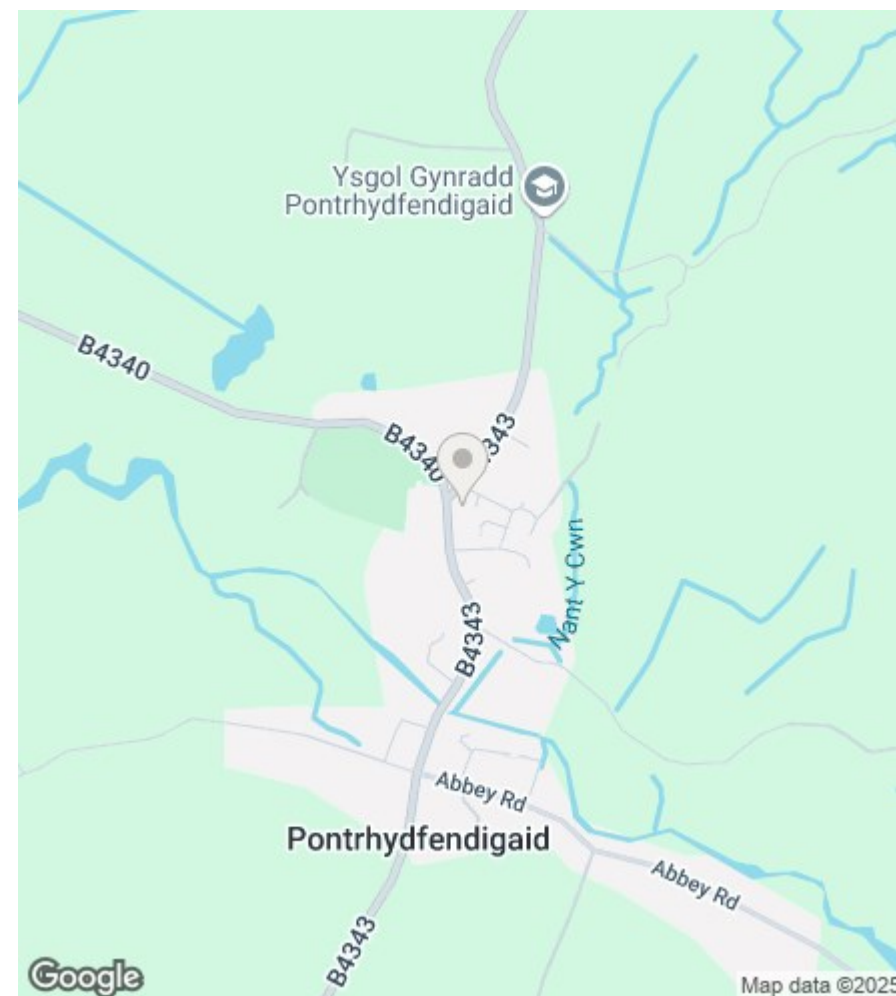
10'2 x 8'3 (3.10m x 2.51m)



Double glazed PVCu patio doors to front elevation and double glazed window to side. Fitted work tops and 'Belfast' sink. Range of power points

Garden Room





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		
	47	
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

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