



**Gelli Werdd 1 Maes Y Deri, Pontrhydygroes
Ystrad Meurig Ceredigion SY25 6DL**

Guide price £130,000



A semi-detached 3 bedroomed ex-local authority house in need of modernisation throughout with large rear garden.

The property is situated in the heart of this former mining village which is some 14 miles inland from the University and market town of Aberystwyth. Limited local amenities are available, a primary school can be found at the nearby village of Ysbyty Ystwyth. The aforementioned town has a good range of both local and national retailers in addition to many employers such as the University and Bronglais Hospital.

Gelli Werdd is located in an area of outstanding natural beauty being within close proximity to the former Hafod Estate and Devil's Bridge.

The property is in need of refurbishment throughout.

Tenure

Freehold.

Services

Mains Electricity, Water and Drainage. Dated Night Storage Heaters. Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

Council Tax

Band C

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

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

The property provides for the following accommodation. All room dimensions are approximate and all photographs are taken with a wide angle lens camera.

Front Entrance

Door to

Reception Hallway

Stairs to first floor accommodation, night storage heater, doors to

Living Room

13'7 x 11'9 (4.14m x 3.58m)



Open brick fireplace, night storage heater, window to fore, telephone point.

Basic Kitchen / Dining Room

16'8 x 9'9 max (5.08m x 2.97m max)



Fireplace, 1½ bowl single drainer stainless steel sink unit, basic base and eye level units with appliance spaces, pantry cupboard, night storage heater, tiled splash backs and cooker point, windows to rear.

Rear Porch

Storage cupboard and door to rear.

First Floor Accommodation

Landing

Night storage heater, access to roof space, door to

Bedroom 1

10' x 10'9 (3.05m x 3.28m)



Dated Bedroom furniture, telephone point, window to fore.

Bedroom 2

11'9 x 11'4 (3.58m x 3.45m)



Dated Bedroom furniture, window to rear.

Bedroom 3

8'8 x 8'2 (2.64m x 2.49m)



Window to fore.



Shower Room

6'2 x 5'6 (1.88m x 1.68m)

Large shower cubicle with Gainsborough shower, wash hand basin set in vanity cupboard, extractor fan, fully tiled.

Separate WC

Fully tiled.

Externally

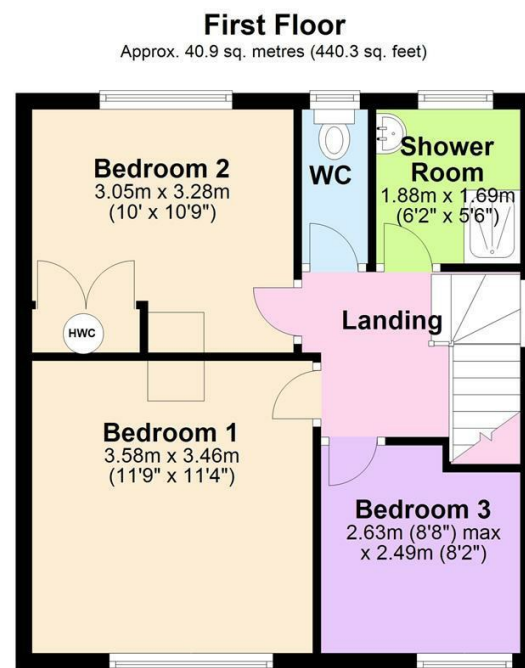
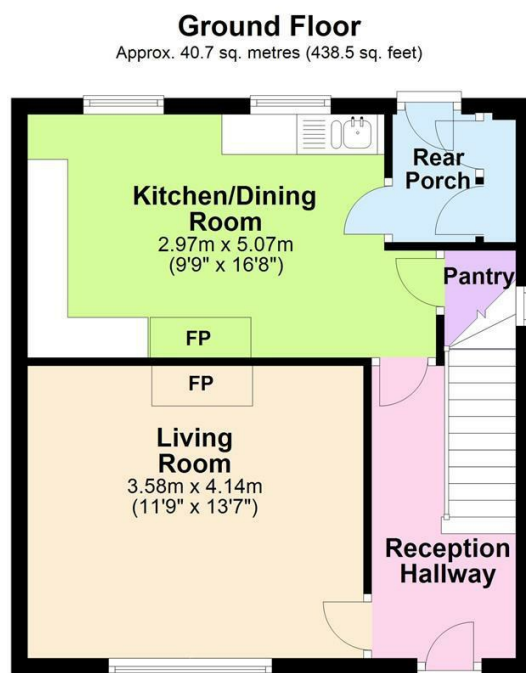


Paved front garden and pedestrian path leading to rear garden. Rear paved patio area, two garden sheds in poor state of repair and lawned garden. We believe that the garden extends steeply down to the river Ystwyth.



Directions

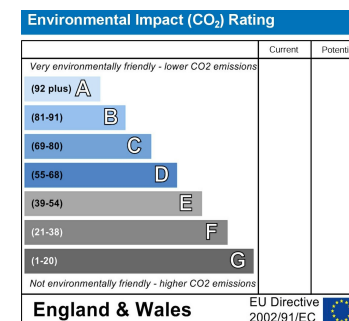
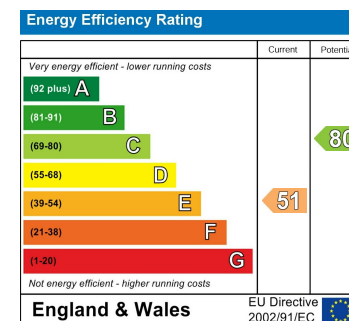
From Aberystwyth take the A487 South to Southgate. Take the first left on to the A4120 Devils Bridge road and turn immediately right on the B4340 road. Proceed to Abermagwr before turning left on to the Pontrhydygroes road (signposted). At the T-junction proceed right over the bridge and continue for ¼ mile and the property is signposted on the right hand side opposite the Miners Arms Public House.



Total area: approx. 81.6 sq. metres (878.8 sq. feet)

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

Gelli Werdd, 1 Maes Y Deri, Pontrhydygroes



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com