

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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**3 Poplar Terrace, Pontrhydfendigaid, Ystrad Meurig, Ceredigion, SY25 6BQ**  
**Offers Based On £90,000**

An end terraced, improvable double fronted cottage offering spacious 2 bed accommodation with many character features and good sized gardens to the side, located on the edge of the popular village of Pontrhydfendigaid with a good range of amenities, convenient to the larger towns of Lampeter to the south and Aberystwyth to the North



## LOCATION



The property is located at the end of a terrace of three, in semi rural attractive location at the foothills of the Cambrian mountains, in the popular village of Pontrhydfendigaid having primary school, shop, public house and places of worship. The property is convenient to the upper Teifi valley and market town of Tregaron having a wide range of facilities including doctor's surgery, chemist, shops etc., and is also convenient to the main employment and administrative centre of the region being Aberystwyth some 16 miles west having wider ray of employment and shopping opportunities with many national retailers including Marks & Spencers, Tesco, Morrisons, Next etc.

## DESCRIPTION



A end terrace double fronted cottage of traditional construction offering improvable accommodation and in our opinion having considerable potential to provide a lovely family home. The property provides more particularly the following -

**FRONT DOOR to -**

## RECEPTION ROOM

16'8" x 16'10" (5.08m x 5.13m)



Red and black quarry tile floor, fireplace, side bay providing attractive seating area overlooking the side garden

## SITTING ROOM/GROUND FLOOR BEDROOM

11'4" x 8'3" (3.45m x 2.51m)





### REAR KITCHEN

10'10" x 10' (3.30m x 3.05m)



With a range of base units incorporating stainless steel sink unit

### PANTRY CUPBOARD

### SIDE PORCH/SUN ROOM

interconnecting with living room with night storage heater

### GROUND FLOOR BATHROOM

10' x 7'1" (3.05m x 2.16m)



With bath having shower over, wash hand basin, toilet, access to airing cupboard with radiator

### FIRST FLOOR - LANDING

Rear window, night storage heater

### BEDROOM 1

11' x 9'3" (3.35m x 2.82m)



### BEDROOM 2

16'6" x 9'8" (5.03m x 2.95m)



### EXTERNALLY



The property has access via front shared driveway,.



## REAR GARDEN

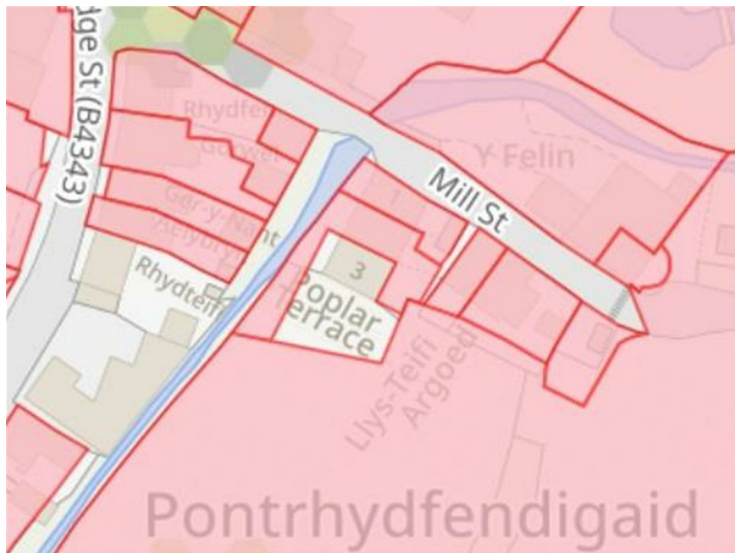


Side garden sadly neglected and over grown.

## COUNCIL TAX BAND - B

Amount Payable: £1,636 <http://www.mycounciltax.org.uk/>

## Boundaries



It is understood the property boundaries are reflected by the unmarked area on the attached plan and is an unregistered title. Conveyancers to confirm.

## Ground Floor

Approx. 57.5 sq. metres (618.7 sq. feet)



## First Floor

Approx. 30.3 sq. metres (326.4 sq. feet)



Total area: approx. 87.8 sq. metres (945.1 sq. feet)

For illustration purposes only, floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.



### 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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

England & Wales

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