

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Hirael, 10 Maesydderwen, Pontrhydfendigaid, Ceredigion, SY25 6EU
Asking Price £175,000

A well presented semi detached house in a convenient village location, offering good sized 3 bedroomed accommodation with the benefit of lpg central heating and uPVC double glazing. This attractive property would make a lovely home with attractive kitchen and bathroom fitments, together with rear utility room and having a pleasant rear patio and garden, within walking distance to the village, located in the foothills of the Cambrian mountains with picturesque views.

LOCATION



The property is conveniently positioned in the popular residential development of Maesydderwen in the centre of the village of Pontrhydfendigaid, nestling in the foothills of the Cambrian mountains. Pontrhydfendigaid offers a good range of amenities with primary school, shop, public house and places of worship, being just north of the larger town of Tregaron offering a wider range of amenities and also convenient to Lampeter and Aberystwyth being the main employment centres in the area.

DESCRIPTION



A well presented refurbished property, in our opinion ready for immediate occupation with the benefit of lpg gas fired central heating and double glazing. The property would suit first time buyers/family occupation with a good size kitchen/diner, rear utility room and living room together with ground floor cloakroom and 2 double bedrooms, single bedroom and attractive bathroom to first floor.

The property provides more particularly the following -

FRONT uPVC ENTRANCE DOOR to

HALLWAY



Radiator, access to understairs storage cupboard providing storage and coat hanging facilities

CLOAKROOM



With tiled walls and spot lighting having toilet and wash hand basin, heated towel rail

LIVING ROOM

13'4" x 11'5" (4.06m x 3.48m)



With laminated floor, front window, feature fireplace housing an lpg coal effect gas fire with timber effect surround, double doors to -



KITCHEN/DINING ROOM

21'7" x 7'6" (6.58m x 2.29m)



Dining Area



With French doors to patio

Kitchen Area



Having extensive range of modern fitted kitchen units at base and wall level incorporating single drainer sink unit, integrated dishwasher and fridge, double oven, lpg hob with extractor hood over, tiled walls

UTILITY ROOM

11'6" x 5'6" (3.51m x 1.68m)



With rear entrance door, laminated flooring, radiator, base and wall units incorporating single drainer sink unit and plumbing for automatic washing machine

FIRST FLOOR

With stairs from hallway to -

LANDING

Having a large side window

BATHROOM

9'7" x 7'5" (2.92m x 2.26m)



With bath, separate double shower cubicle, wash hand basin, toilet, fitted spot lighting, heated towel rail

REAR DOUBLE BEDROOM 1

11'6" x 10'8" (3.51m x 3.25m)



Laminated floor, rear window, radiator

FRONT BEDROOM 2

11'6" x 10'4" (3.51m x 3.15m)



Radiator, front window with attractive views

FRONT BEDROOM 3

9'8" x 6'9" (2.95m x 2.06m)



Front window with attractive views, radiator

EXTERNALLY



Front enclosed garden area, attractive rear garden with stone effect paved patio, further grassed area, useful garden workshop, all in a pleasant setting with views towards the Cambrian mountains.

Rear Patio



SERVICES

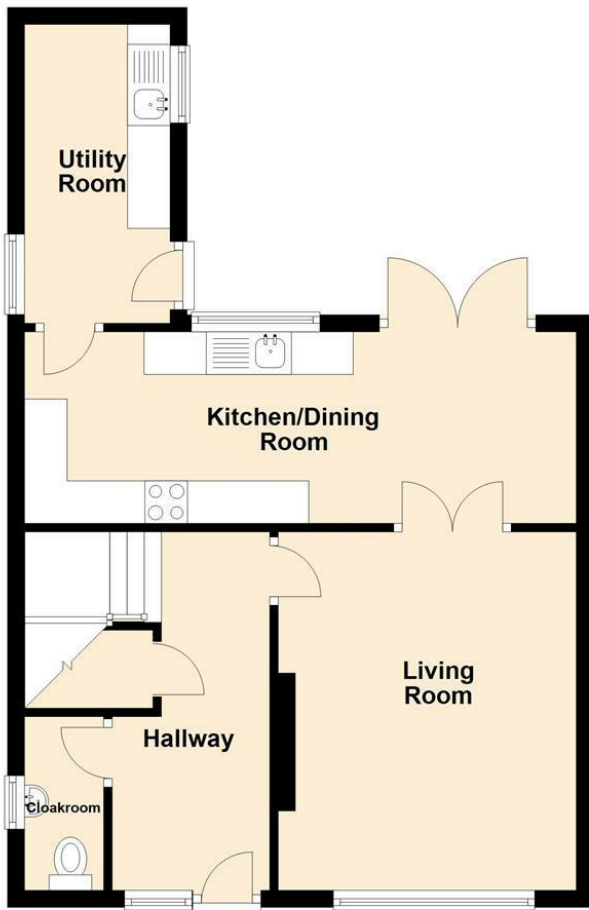
Mains electricity, mains water, mains drainage.

COUNCIL TAX BAND - B

Amount Payable: £1636 <http://www.mycounciltax.org.uk/>

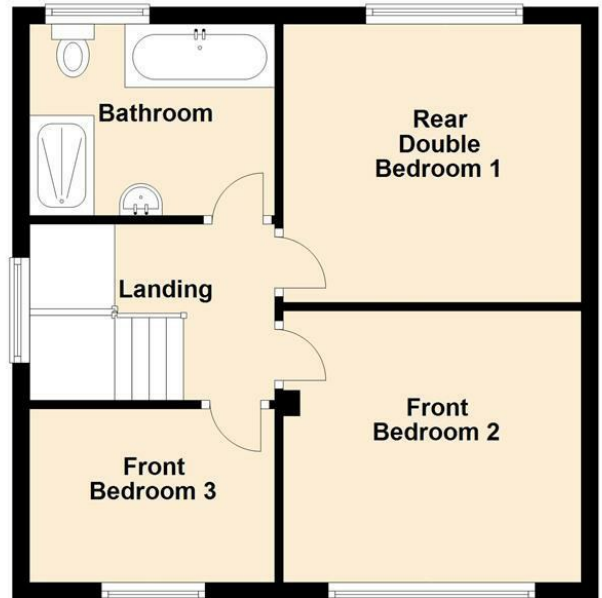
Ground Floor

Approx. 48.7 sq. metres (524.0 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



Total area: approx. 91.2 sq. metres (981.6 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 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		



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,