EVANS BROS.
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Ty Totem Abbey Road, Pontrhydfendigaid, Ystrad Meurig, SY25 6ER

Asking Price £420,000

A particularly attractive and spacious up to 5 bed, 3 bath country bungalow set in over half an acre enjoying a semi-rural setting on the outskirts of the popular village of Pontrhydfendigaid, situated in the foothills of the Cambrian Mountains and on the approach to the historic Strata Florida Abbey.

The property provides generously proportioned and well-presented accommodation extending to up to five bedrooms and three bathrooms, with a versatile layout ideally suited to family occupation or those seeking additional space for guests, home working or hobbies. The accommodation benefits from oil-fired central heating and features a number of large, well-balanced reception and bedroom spaces.

A particular feature of the property is the extensive and beautifully established gardens extending to approximately 0.55 of an acre, providing an exceptional amount of outdoor space for a property of this type with a detached garage, summer house, potting shed and further garden shed, creating an attractive and private garden environment with considerable scope for gardening, entertaining and family enjoyment.

LOCATION

The property is conveniently placed for the amenities of Pontrhydfendigaid whilst retaining a genuine countryside atmosphere, with the surrounding landscape providing excellent opportunities for walking, cycling and exploring the Cambrian Mountains. Strata Florida Abbey is approximately one mile from the village, lying in a tranquil valley of considerable historical and scenic importance.

The nearby market town of Tregaron, approximately 8 miles away, provides a useful range of everyday amenities including shops, cafés, restaurants, schools and community facilities, together with access to the surrounding Cors Caron National Nature Reserve. Aberystwyth, approximately 17 miles away, provides a much wider range of shopping, educational, cultural and leisure facilities, together with its university, railway station, seafront and promenade. The combination of a peaceful semi-rural position, generous accommodation and particularly attractive established gardens makes this an appealing country home in a highly desirable part of rural Ceredigion.

DESCRIPTION

A particularly attractive and spacious country bungalow enjoying a semi-rural setting on the outskirts of the popular village of Pontrhydfendigaid, situated in the foothills of the Cambrian Mountains and on the approach to the historic Strata Florida Abbey. The property provides generously proportioned and well-presented accommodation extending to up to five bedrooms and three bathrooms, with a versatile layout ideally suited to family occupation or those seeking additional space for guests, home working or hobbies. The accommodation benefits from oil-fired central heating and features a number of large, well-balanced reception and bedroom spaces.

ACCOMMODATION:

The property provides the following accommodation -

FRONT GLAZED ENTRANCE DOOR

With side light leading to -

ENTRANCE HALL

17' x 9'5" overall (5.18m x 2.87m overall)

A spacious entrance to this property with a tiled floor, access to understairs storage cupboard

LIVING ROOM
17'3" x 16'1" (5.26m x 4.90m)

With double aspect windows including a large front picture window, coving, an attractive enamel lpg fired wood burning effect stove on a slate hearth, being the focal point of this lovely room

KITCHEN/DINING ROOM
18'4" x 16' (5.59m x 4.88m)

A large room with space for all the family and ideal for those with culinary aspirations. The property has extensive kitchen units at base and wall level including a central island with granite effect work surface incorporating a 1 & 1/2 bowl sink unit, space for dishwasher and fridge freezer, large dual fuel range with gas hobs and electric oven having extractor hood over, with tiled flooring throughout.

DINING AREA
With rear patio doors leading on to the attractive rear patio

UTILITY ROOM
11'10" x 6'2" (3.61m x 1.88m)

Useful room to kick your boots off with base units having a 1 1/2 bowl sink unit with space for automatic washing machine, oil fired central heating boiler, tiled floor, rear entrance door, extractor fan.

INNER HALLWAY
With airing cupboard having radiator.

BATHROOM
9'10" x 8'2" (3.00m x 2.49m)

Having a bath, separate shower cubicle with power shower unit, wash hand basin, toilet, extractor fan, radiator, tiled floor and splash backs.

FRONT BEDROOM 1
13'7" x 11'10" (4.14m x 3.61m)

Currently used as a Dining Room with front window

REAR BEDROOM 2
15'7" x 11'10" (4.75m x 3.61m)

Radiator and rear window

BEDROOM 3
9'7" x 7'4" (2.92m x 2.24m)

Front window and radiator.

STAIRS TO FIRST FLOOR - GALLERIED LANDING
Overlooking hallway

ENSUITE BEDROOM 4
17'3" x 15'3" (5.26m x 4.65m)

With two large velux roof windows, radiator

ENSUITE SHOWER ROOM
9'6" x 6'2" (2.90m x 1.88m)

With shower, wash hand basin, toilet, velux roof window, radiator, extractor fan

BEDROOM 5
19'8" x 15'3" (5.99m x 4.65m)

Two large velux roof windows, radiator

EN-SUITE SHOWER ROOM

Having shower cubicle, wash hand basin, toilet, velux roof window, radiator, extractor fan.

EXTERNALLY

A main feature of this property is its extensive gardens and grounds , approached via a timber gated entrance with gravelled driveway and the property is nicely set back with extensive lawned areas to the front.

The property has an attractive rear patio area being south facing with feature flower and shrub beds. The rear gardens are extensive in nature divided into two areas being mainly lawned grassed areas having a great selection of mature trees, shrubs and bushes The property also has the benefit of a separate potting shed and further garden shed providing ample space for the aspiring gardner.

GARAGE

19'9 x 12'9 (6.02m x 3.89m)

The property has the benefit of a detached garage with front up and over door, side courtesy door, side window, fitted work bench. The internal walls have been skimmed and it could also be used for a host of other uses such as hobby space/studio/workshop etc.

SUMMER HOUSE

A detached Summer House at the end of the garden to sit and reflect on the days events!

SERVICES

We are informed the property is connected to mains water, mains electricity and mains drainage with oil fired central heating and Fibre broadband.

COUNCIL TAX BAND - E

Amount Payable 2026/27: £2913.54

DIRECTIONS

On approaching Pontrhydfendigaid from the Tregaron direction, take the 1st right hand turning onto Abbey Road, proceed for approximately half a mile and the property can be found on the right hand side.

Ty Totem, Pontrhydfendigaid, Ystrad Meurig,

Approximate Area = 2251 sq ft / 209.1 sq m
Garage = 251 sq ft / 23.3 sq m
Total = 2502 sq ft / 232.4 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Evans Bros Ltd. REF: 1521955

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	72
(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 CO2 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 CO2 emissions		

England & Wales EU Directive 2002/91/EC

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