



2 Bedroom Bungalow
9 Maesydderwen, Pontrhydfendigaid,
Ystrad Meurig, Ceredigion. SY25 6EU

ASKING PRICE: £149,950
www.iestynleyshon.com



9 Maesydderwen, Pontrhydfendigaid, Ystrad Meurig, SY25

The property is conveniently located in the village of Pontrhydfendigaid on the Maesydderwn Estate adjoining Abbey road. The village offers good local amenities to include Primary School, Place of Worship, Village shop, Pub and public transport to the neighbouring towns of Tregaron and Aberystwyth. The ruins of the Twelfth Century Cistercian Abbey of Strata Florida a well known local historical landmark is nearby and within 2 miles Cors Coch Tregaron (Tregaron Marsh) is one of the largest unspoilt marshes in Wales and is a nature reserve containing a wealth of rare plants and a nesting place for many species of rare and local birds. The district possesses considerable natural beauty of great variety and is particularly favoured by anglers;

Fishing being in the River Teifi which flows nearby and many lakes which abound in the locality. There are general quiet walks in the surrounding scenic countryside and bike access along the Ystwyth trail. The market town of Tregaron lies some 6 miles distance and offers a comprehensive range of everyday amenities. The University town and seaside resort of Aberystwyth lies some 14 miles distance and offers excellent social educational and shopping facilities with public transport to all parts. The property was built by the local housing authority c1970's of traditional brick/block walls The external elevations have been insulated. The main walls support a pitched roof laid with slate. Windows have been replaced using Upvc double glazed inserts.

GROUND FLOOR ONLY

Recess storm porch with Upvc front entrance door leading to:

Hallway

With electric consumer unit and doors to:

Lounge 4.14m x 3.17m

With window to front. Electric panel heater. Twin and single power point. feature fireplace.

Main Bedroom 4.18m x 2.96m

With window to front. Electric panel heater. Single power point.

Linen Cupboard

With fitted shelves

Airing Cupboard

Housing factory lagged hot water cylinder with electric immersion heater.

Walk in Store Room

With fitted shelves.

Rear Bedroom 2.96m x 2.27m

With window to rear. Single power point.

Shower Room

With pedestal wash hand basin. Low Flush WC. Shower cubicle with MIRA electric shower unit above.

Kitchen 3.15m x 3.15m

With fitted units comprise Four base cupboards, three drawer cupboards Work top above incorporating single drainer sink. Wall cupboard. Two twin power point. Single power point. Door to:

Rear Entrance Hall

With two doors to outside rear garden.

Outside

To front. Enclosed forecourt. Pedestrian access to side garden leading to rear. Garden mainly laid to loose gravel. Flower borders.

Services

Mains electric water and drainage. Council Tax Band

General

This is an excellent opportunity for the retired to purchase a conveniently located bungalow in the village close to local amenities. Ideal for couple of all age groups. For further information please contact Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		74
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

