



3 Bedroom Detached Cottage  
Tanrallt Ponrthydygroes  
Ystrad Meurig, Ceredigion. SY25 6DX

ASKING PRICE: £185,000  
[www.iestynleyshon.com](http://www.iestynleyshon.com)





## Tanrallt, Pontrhydygroes, Ystrad Meurig, Ceredigion SY25 6DX

**Competitive price to sell. No onward chain.** The property is situated in the rural village of Pontrhydygroes, which lies some 11 miles distance of the University town and seaside resort of Aberystwyth which offers excellent social educational and shopping facilities. The popular Hafod estate borders the village with pleasant walks within the old Hafod estate grounds. The area is a wealth of natural beauty being at the headlands of the ystwyth valley. The original property is built of traditional solid stone walls which support a pitched a pitched roof laid with natural slate. The property is well maintained and offer countryside living yet close to village.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

## GROUND FLOOR

Central front entrance door leading to

### Hall

With panel radiator, electric consumer units and meter, single power point, stairs to first floor and door to

### Lounge 4.60m x 3.36m

Window to front, 2 twin power points, solid fuel stove fire with tiled hearth, surround, double panel radiator.

### Kitchen/Dining room 4.53m x 2.99m

Window to front, single drainer stainless steel sink, 5 base cupboards, 2 drawer cupboards, cooker control with power point. Free-standing electric oven, 3 twin power points, BT point, plumbing for automatic washing machine, under stairs storage cupboard, door to

### Rear Entrance Hall/Utility 2.25m x 1.67m

Door to outside rear, twin power point, wall mounted Worcester LPG fired gas boiler which heats hot water and central heating, door to

### Sitting Room 3.09m x 2.26m

Window to front and side adding natural lights, 3 twin power point, panel radiator, ideal third bedroom.

## FIRST FLOOR

Approached by easy rise staircase to

### Landing

With Access hatch to loft space and doors to:

### Main Bedroom 4.64m x 2.70m

With window to front, double panel radiator, range of fitted wardrobes with fitted shelves.

### Front Bedroom 4.12m x 2.85m

Two windows to front, double panel radiator, twin power point.

### Airing Cupboard

With fitted shelves.

### Shower Room

With shower cubicle, low flush wc, vanity wash hand basin, double panel radiator, shaver light.

### Outside

Detached garage/Workshop (4mx 3m) with power and lights. Garden is landscaped on an elevated south facing aspect with timber decked seating areas. Pavilion covered seating area. Off street parking.

### Services

Mains electric, water, private gas by way of LPG. Telephone subject to BT t&c. Council tax band

### General

This is an excellent opportunity of purchasing a country residence in a pleasant rural location with access to Hafod Estate. For further information please contact Iestyn Leyshon on 01970 626585 who will be pleased to arrange your viewing.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			96
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		36	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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

