

MSPROPERTIES

ESTATE AGENCY

Tanrallt, Pontrhydygroes, SY25 6DX

GUIDE PRICE £199,950

FOR SALE / AR WERTH



Property Features:

- Ideal for the country lovers
- 3 Bedrooms
- Garage
- Central Heating
- Cottage Character
- Rural Village Location
- Detached
- Car Port

Description

SUMMARY

A detached country cottage offering 3 bedrooms. Third bedroom option downstairs. Open plan kitchen/dining room. A spacious lounge with stove fire. First floor shower room. Attached workshop and carport. Landscaped garden with decked seating areas.

DESCRIPTION

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 roof laid with natural slate. The property is well maintained and offer countryside living yet close to village.

Floor Plan

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 doors to:

Lounge: 4.60m (15'2") x 3.36m (11'1")

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

Kitchen/Dining Room: 4.53m (14'11") x 2.99m (9'10")

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 and BT point. Plumbing for automatic washing machine, under stairs storage cupboard. Door to:

Rear Entrance Hall/Utility: 2.25m (7'5") x 1.67m (5'6")

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 (10'2") x 2.26m (7'5")

Window to front and side adding natural lights. 3 twin power points, 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 (15'3") x 2.70m (8'11")

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

Front Bedroom: 4.12m (13'7") x 2.85m (9'5")

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 (4m x 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:

We are advised that mains electric and water are connected. Private gas by way of LPG. Telephone subject to BT T&Cs. Council Tax Band D.

General:

This is an excellent opportunity of purchasing a country residence in a pleasant rural location with access to Hafod Estate.

Viewings:

All Viewings by appointment only. Please contact the office on 01970 617979 or Sales@msproperties.co.uk to arrange.

Important Information:

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. These particulars are issued in good faith but do not represent fact or form part of an offer or contract. The information referred to in these particulars should be independently verified by the vendor or buyer.



EPC Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	