



FOR SALE BY PRIVATE TREATY

Set on its own amongst stunning rural scenery. Well-presented and sympathetically improved character Cottage style property with 'oldie world' features in just under 3 acres of land comprising garden and paddock.

**BLAENPENTRE
FFAIR RHOS
YSTRAD MEURIG SY25 6BS**



Located to the edge of the peppered hamlet of Ffair Rhos with Country Pub some 16 miles inland from Aberystwyth, 6 miles from the Market Town of Tregaron and 1.9 miles from Pontrhydfendigaid Village with most basic amenities. The property adjoins a narrow country lane with its own garden, ample parking, zinc outbuilding, wooded area and beautiful 2.5 acre paddock.

Vendor Likes:

Quiet rural location
Stunning scenery

Agent Likes:

Well presented
Character features

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

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(01970) 617179

Website: www.raw-rees.co.uk

Blaenpentre, Ffair Rhos, Ystrad Meurig, SY25 6BS

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyers are advised to obtain verification from their solicitor or surveyor.

REAR HALL

4' 6" x 7' 6" (1.37m x 2.29m)

KITCHEN/BREAKFAST ROOM



13' 2" x 10' (4.01m x 3.05m)

Exposed timber beamed ceiling with white painted stone inner wall. Pine panelled doors to base cupboards. Inset colour coded single drainer 1 ½ bowl sink unit. Inset ceramic 4-ring hob with electric oven under. Worcester oil floor mounted central heating boiler.

UTILITY ROOM



6' x 10' (1.83m x 3.05m)

Plumbing for washing machine. Space for upright fridge/freezer.

DINING ROOM



7' 9" x 20' 8" (2.36m x 6.3m)

3 windows. Door to front of house, exposed stone wall, Exposed timber beams.

SITTING ROOM



10' 3" x 15' 3" (3.12m x 4.65m)
Exposed stone wall, Exposed timber beam ceiling. Staircase to first floor. Central heating radiator. Door to:-

FRONT PORCH

LOUNGE



14' 4" x 15' 2" (4.37m x 4.62m)
Exposed timber beam ceiling. Stone fireplace surround with multifuel stove. Feature former bread oven. Central heating radiator.

FIRST FLOOR

LANDING



Exposed timber features. Latch & brace doors off. Walk in **airing cupboard**. Fitted linen cupboard.

BEDROOM 1



11' x 15' 4" (3.35m x 4.67m)

Exposed timber beams. Exposed stone wall. Pine boarded floor. Front window and rear velux window. Central heating radiator.

BEDROOM 2



11' 2" x 11' (3.4m x 3.35m)

Sloping ceiling with dormer window. Central heating radiator.

BEDROOM 3



11' 6" x 7' 10" (3.51m x 2.39m)

Exposed timber beams. Painted stone wall. Central heating radiator. Front & side windows.

BATHROOM.



7' 4" x 7' 6" (2.24m x 2.29m)

White suite comprising bath with electric shower over. Low flush WC: Bidet: Pedestal wash hand basin. Central heating radiator. Velux window

OUTSIDE

The property stands in just under 3 acres. The cottage is sideways on to the lane, foot access to front laid to lawn, Side wall and path adjoining house. Splayed entrance & parking. Swing timber gate to rear gravel parking & turning area. Side shrubbery, Rear ornamental pond. **Access to field extending to about 2 ½ acres or thereabouts.**



SHED



21' x 13' 6" (6.4m x 4.11m)

Zinc clad with pitched zinc roof. Small store.

SERVICES

Mains electric & water. Private drainage. Full oil central heating. Most windows uPVC double-glazed.

COUNCIL TAX

Band 'C'

VIEWING

Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

PRICE:

£430,000

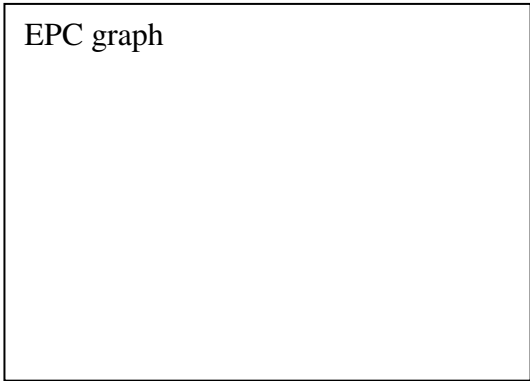
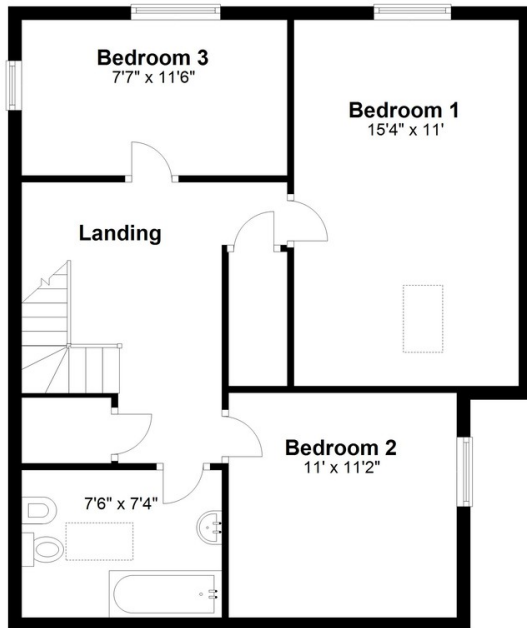
DIRECTIONS

From Aberystwyth take the A487 south for 1 mile then take the B4340 for 13 miles to the village of Pontrhydfendigaid. Upon entry to the village bear left on the B4343 for approx. 2 miles, at a cross road with the Teifi Pub bear right, follow road for 200 yards then bear right. Take the single lane for about 200 yards the property is then on your right.

Ground Floor



First Floor



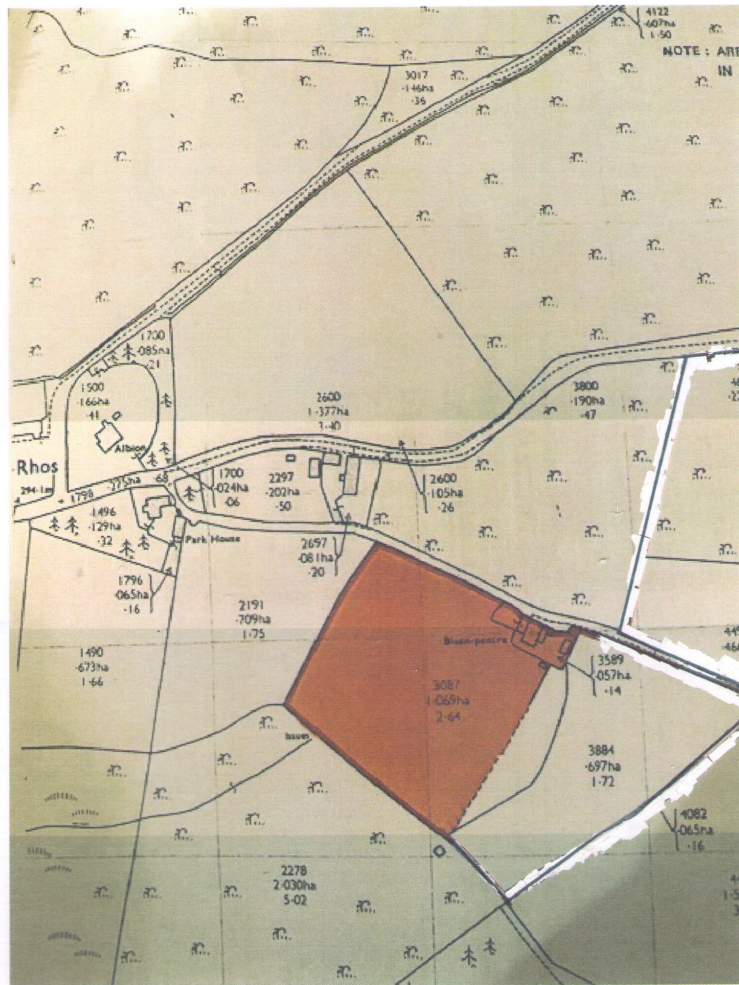
Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

JIM RAW-REES & CO.

1 CHALYBEATE STREET, ABERYSTWYTH. SY23 1HS

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VALUERS-SURVEYORS-ESTATE AGENTS-AUCTIONEERS



SUBJECT

DATE: / /

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