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Erwyd Garage, Ponterwyd, Aberystwyth, SY23 3LA

• 3 Bedroom Characterful Detached House • Large Garage & Workshop • Vegetable Garden • Large Yard • NO ONWARD CHAIN • Immaculate order throughout • Early viewing strongly recommended • Potential for business use • Energy Efficiency Rating 47 •



£239,000

Aberystwyth Office 01970 625 020 aberystwyth@morrismarshall.co.uk

General Remarks & Situation At the edge of the historic village of Ponterwyd lies this former school building and local garage, which is now a spacious extended 3 bedroom family home. With gardens extending to the rear and a large yard to the fore, this converted building has charm and practicality in abundance. The large garage with electric roller door offers plenty of storage and workspace, and can accommodate two family vehicles, while the conversion of the upper floors and the inclusion of an oil fired central heating system and double glazing throughout makes for a comfortable living environment.

The Residence

Accommodation

Entrance Hallway Entered via double glazed door to front, coat hooks, door to;

Lounge 15'11" x 13'11" (4.85m x 4.24m) Two double panelled radiators, double glazed window to front elevation, open staircase to first floor, 2 wall lights, opaque 15 pane door to; -



Bedroom I 13'6" x 11'4" (4.11m x 3.45m) Double panelled radiator, 2 double glazed windows to front elevations, 1 double glazed window to side, access hatch to loft. -



Kitchen 14'1" x 11'1" (4.29m x 3.38m) Stainless steel sink and drainer, fitted with a range of base and eye level units, space for freestanding electric cooker and fridge/freezer, plumbing for dishwasher, double panelled radiator, double glazed window to front elevation, open doorway to; -



Utility Room 10' x 5'1" (3.05m x 1.55m) Plumbing for washing machine, space for tumble dryer, space for further freestanding fridge/freezer, double panelled radiator, double glazed window to rear elevation, double glazed half glazed door to front elevation, oil fired combination boiler servicing the domestic hot water and central heating system, work surface, wall cupboards.

Dining/Living Area L Shaped 17'11" x 14'6" (5.46m x 4.42m) Accessed via steps from kitchen, pine flooring, double glazed

French doors to rear garden, feature window, double panelled radiator, door to;

Cloakroom 8'11" x 3'10" (2.72m x 1.17m) Stainless steel sink and drainer, rolltop work surface with storage below, low level flush WC, sink with work surface, storage, shelving. -

Garage 26'5" x 19'1" (8.05m x 5.82m) With automatic electric roller door, 2 windows to rear elevation, ample room for storage, power connected.

First Floor Landing Single panel radiator, hatch to attic, doors to;

Separate WC Low Level WC

Bedroom 2(L Shaped) 18'4" x 9'4" (5.59m x 2.84m) Double glazed feature window, Velux roof window to rear elevation, double panelled radiator, WC

Bedroom 3 13' x 9'8" (3.96m x 2.95m) Double panelled radiator, Velux roof window to rear elevation.

Bathroom 10'9" x 7'9" (3.28m x 2.36m) Large sized panel bath, wash hand basin, shower cubicle with mixer shower over, single panel radiator, storage and shelving.



Study 10'8" x 7'9" (3.25m x 2.36m) Double panelled radiator, window to front elevation, over stairs storage.

Externally A large open tarmacadam yard area to the front leading to the front door. To the rear is a POLYTUNNEL, landscaped garden with vegetable patch. To the side is a STORAGE SHED/UNIT, outside WC and wash hand basin. Separate storage unit.

Tenure Freehold with Vacant Possession upon Completion of the Purchase.

Services Mains Electric, Water and Septic tank drainage services connected. None of the services, appliances, central heating system, chimneys flues and fireplaces have been checked and no warranty is given by the Agents.

Outgoings Council tax band D.

Energy Performance Certificate A full copy of the EPC is available on request or by following the link below:

Public EPC URL:

<https://www.epcregister.com/direct/report/8826-7527-4420-8367-3922>

Viewings By arrangement with the selling agents Aberystwyth office on 01970 625 020

Negotiations: All interested parties are respectfully requested to negotiate direct with the Selling Agents.

Route Directions: From Aberystwyth head on the A44 to Ponterwyd. Proceed through the village pass the garage and the turning for Devils Bridge, and the property can be found on the left hand side upon exiting Ponterwyd.

Website To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk Our site enables you to print full sales/rental particulars, book viewings, register your

requirements on our mailing list and arrange a valuation of your property.

Ref Aberystwyth Office: Tel: 01970 625 020

Ref: Date: 27/9/2016

MMP Survey Department If you dont find the home of your dreams through Morris Marshall & Poole then why not let our qualified surveyors inspect and report on the home you have found before you complete the purchase.

We are able to undertake RICS HomeBuyer Reports and RICS Condition Reports that will provide you with a comment on any significant defects or repair items. For further information contact any of our offices.

For further information contact - Roger N Lunt, FRICS - Tel: 01691 679595