



MORRIS MARSHALL & POOLE

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The School House, Ysbyty Ystwyth

Ystrad Meurig, SY25 6DE

- A charming well appointed former Headmaster's house • 3 bedrooms, gardens and parking • In an elevated position taking advantage of the surrounding countryside views • Within easy reach of local amenities • 13 miles Aberystwyth, 9 miles Tregaron • EER = F34 • •



£175,000

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

General Remarks & Situation An opportunity to acquire a stone and slate built former Headmaster's dwelling house, built originally around 1880, with 3 bedroomed accommodation, fully oil fired centrally heated and UPVC double glazed, and enjoying views from a pleasant elevated site with a rural aspect over the surrounding unspoilt countryside. Well positioned amongst the Cambrian Mountains, on the edge of the popular rural Village of Ysbyty Ystwyth, and just half a mile from the Village of Pontrhydygroes, with Café, Convenience Store, Garage, Public House and Places of Worship, 3 miles from the Tourist destination of Devils' Bridge and within easy commuting distance of Aberystwyth, Lampeter, Aberaeron and the A44, giving access to Mid Wales Towns.

Accommodation Front entrance door to

Reception Hall With radiator and staircase to First Floor

Inner Hallway With cloak hooks, under stairs storage cupboard

Dining Room 12' x 11'5 (3.66m x 3.48m) With radiator, two recessed cupboards and windows to front and side

Lounge 11'1 x 16'9 (3.38m x 5.11m) With an attractive stone fireplace with an electric fire and slate hearth, two radiators, and window to front



Kitchen 10'5 x 11'8 max. (3.18m x 3.56m max.) Comprising a range of base & eye level units, double bowl enamel sink unit with mixer tap, worktops, cooker point, appliance space, Breakfast bar and extractor fan



Utility Room With plumbing for washing machine, free standing Worcester oil fired boiler which provides for central heating and domestic hot water.

Sun Room 11' x 6'4 (3.35m x 1.93m) With radiator and door to rear

Bathroom Comprising panelled bath with shower over, shower screen, WC, pedestal wash basin, fully tiled walls, radiator.

On The First Floor

Landing With access to roof space.

Bedroom 3 8'1 x 7'8 (2.46m x 2.34m) With radiator and window to rear

Bedroom 2 11'4 x 8'5 (3.45m x 2.57m) With radiator and window to front overlooking countryside



Bedroom 1 11'8 x 10'9 (3.56m x 3.28m) With radiator and window to side

Separate WC With wash hand basin and fully tiled walls

Externally The property is approached via a tarmac driveway with parking/turning area. To the rear, spacious gardens mostly laid to lawn with patio/seating area, vegetable plot, mature shrubs, all within a walled boundary. External cold water tap, Oil storage tank, Garden shed.

Tenure We are advised that the property is freehold and this will be confirmed by the vendors Solicitors during pre-contract enquiries.

Services Mains electricity and water are connected. Private drainage. Oil fired central heating. None of the services, appliances, central heating system, chimneys flues and fireplaces have been checked and no warranty is given by the Agents.

Viewings By prior arrangement through Morris, Marshall & Poole, Aberystwyth on 01970 625020.

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

Outgoings Council Tax Band (E)

Directions From Aberystwyth take the A487 coastal trunk road south to Southgate branch left onto the A4120 Devils Bridge road (signposted) and turn immediately right onto the B4340 Pontrhydfendigaid road. Proceed through the village of New Cross to Abermagwr before turning left onto Pontrhydygroes road (signposted). Bear right over the bridge to Pontrhydygroes and proceed through the village to Ysbyty Ystwyth where the school house can be seen on the left hand side denoted by a for sale board.

Energy Performance Certificate A full copy of the EPC is available on request

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: A17. 83 Date: 17.10.17

MMP Survey Department If you don't 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.