



Ty Clyd , Pontrhydfendigaid
Ystrad Meurig Ceredigion SY25 6ED
No onward chain £215,000



Situated in the heart of the village

a terraced traditional five bedroomed house with useful double garage to the rear.

Ty Clyd is well looked after and provides for 5 bedroomed accommodation as highlighted on the floorplan. The cellar is divided into 2 rooms and is a useful storage area. Ty Clyd has the benefit of a large double garage/workshop to the rear.

Pontrhydfendigaid is situated some 15 miles inland from Aberystwyth the village provides for local amenities including general stores, public houses, Post Office and primary school. Aberystwyth and the nearby market town of Tregaron 5 miles further to the south, provide for a good range of amenities to include secondary schools.

Pontrhydfendigaid is situated in an area of outstanding natural beauty with the strata Florida Abbey, Teifi pools and Devils Bridge within a short travelling distance.

TENURE

Freehold.

SERVICES

Mains electricity, water and drainage.

VIEWING

Ty Clyd provides for the following accommodation all room dimensions are approximate. All images have been taken by a wide angle lens camera.

Front entrance door to

Reception Hallway

With night storage heater and stairs to first floor accommodation and access to

SPACIOUS LIVING/DINING ROOM

13'9 x 25'1 (4.19m x 7.65m)



An attractive fireplace with multifuel heating range on a raised slate hearth, further fireplace with electric fire and a slate hearth. Window to fore.



SPACIOUS KITCHEN

14'2 x 13'1 (4.32m x 3.99m)



Comprising night storage heater, tiled flooring, single drainer stainless steel sink with mixer tap. Range of base units with built in 4 ring induction hob and Stoves electric double oven. Eyelevel units with extractor fan, tiled splash backs and cooker point. Plumbing for washing machine and dishwasher. Window to rear and door to



UTILITY ROOM

6 x 10'7 (1.83m x 3.23m)



With Vellux window, clothes drying rack,
folding/false floor over.
Steps leading to
Cellar and door to rear garden.

LOWER GROUND FLOOR

CELLAR ROOM 1

12 x 11'2 (3.66m x 3.40m)



Restricted headroom.
With useful storage/playroom.
Door to

CELLAR ROOM 2

14'8 x 14'1 (4.47m x 4.29m)



Restricted headroom.
Useful storage.

FIRST FLOOR

Half landing

BATHROOM

6'4 x 7'8 (1.93m x 2.34m)



Comprising bath with mixer tap, WC and pedestal
wash hand basin, shower cubicle, fully tiled walls
and window to rear.

Main landing

With night storage heater, stairs to second floor
accommodation and doors to

BEDROOM 1

11'9 x 5'6 (3.58m x 1.68m)



With window to fore.

BEDROOM 2

11'9 x 11'9 (3.58m x 3.58m)



With window to fore.

BEDROOM 3

12'4 x 10'8 (3.76m x 3.25m)



With airing cupboard and cupboard housing the water tank. Window to rear.

Second floor accommodation

Landing

Doors to

BEDROOM 4

8'5 x 8'2 (2.57m x 2.49m)



With part sloping headroom, velux window and under eaves storage.

BEDROOM 5

12'5 x 8'4 (3.78m x 2.54m)



With part sloping headroom, velux window and under eaves storage.

SHOWERROOM

5'1 x 7'1 (1.55m x 2.16m)



Comprising low level flush wc, pedestal wash hand basin and shower cubicle. Fully tiled and window to rear.

EXTERNALLY



Low maintenance front garden with steps to front entrance door.
Rear paved patio and lawn with pedestrian path leading to



OUTBUILDINGS

Comprising outside wc with wash hand basin.

GARDEN STORE

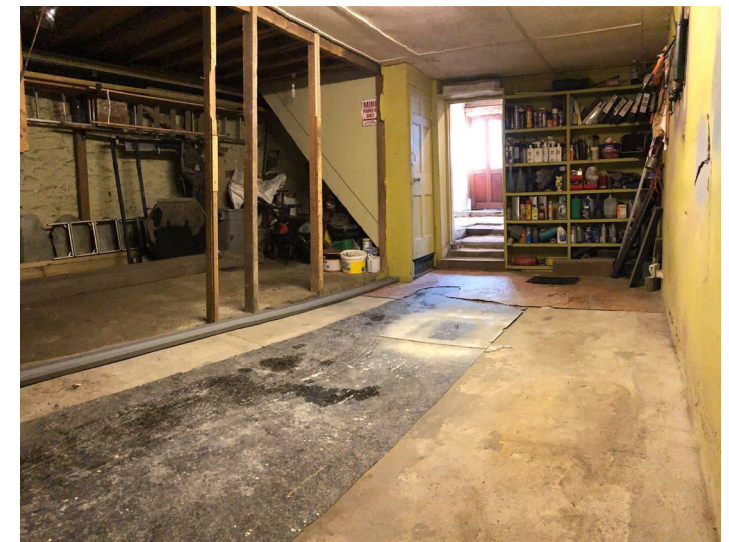
19'4 x 12'4 (maximum) (5.89m x 3.76m (maximum))

DOUBLE GARAGE

18 x 20



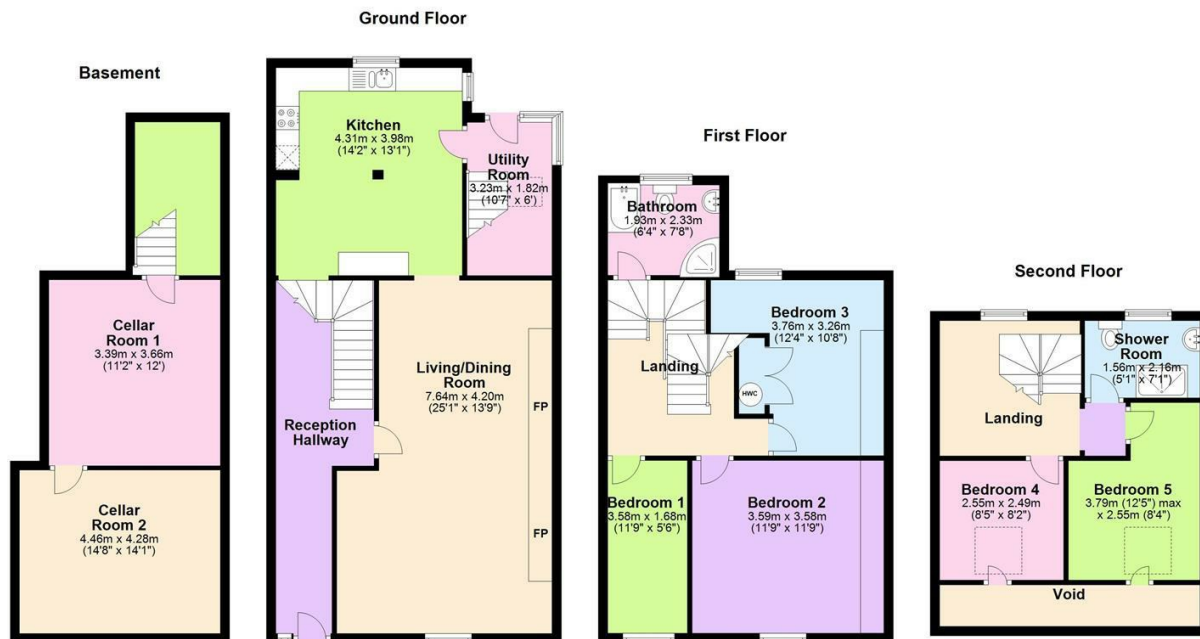
With up & over and folding doors onto the rear service lane, loft over.



DIRECTIONS

From Aberystwyth take the A487 trunk road South

to Penparcau before turning left on to the A4120 Devils Bridge road. Turn immediately right on to the Pontrhydfendigaid road and proceed for some 10 miles to the village. Ty Clyd is situated in the heart of the village on the right hand side immediately after the hump backed bridge.

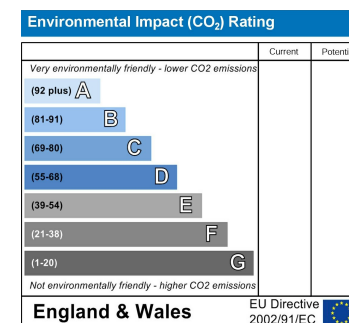
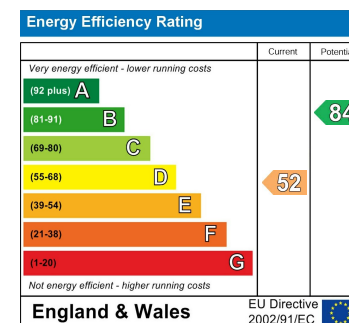


Total area: approx. 187.6 sq. metres (2018.9 sq. feet)

The Floor plans are for guidance only.

Plan produced using PlanUp.

Ty Clyd, Pontrhydfendigaid, YSTRAD MEURIG



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com