



**SWN Y NANT
LISBURNE ROW
PONTRHYDFENDIGAID
SY25 6EQ**



- **BEAUTIFULLY PRESENTED DETACHED 4-BEDROOM, 2-BATHROOM FAMILY HOME**
- **MODERN KITCHEN WITH SKY LANTERN AND CONSERVATORY OPENING ONTO A RAISED PATIO WITH STUNNING COUNTRYSIDE VIEWS.**
- **SET ON A GENEROUS 0.35-ACRE PLOT WITH LARGE LAWNED GARDENS AND POTENTIAL TO CREATE A PONY Paddock.**
- **AMPLE OFF-ROAD PARKING, INTEGRAL GARAGE WITH UTILITY AREA, AND A LOWER GROUND FLOOR BASEMENT**
- **LOCATED IN THE PEACEFUL VILLAGE OF PONTRHYDFENDIGAID, JUST 15 MILES FROM THE VIBRANT COASTAL TOWN OF ABERYSTWYTH**

OFFERS INVITED IN THE REGION OF £325,000

Stunning Detached Four-Bedroom Family Home in a Picturesque West Wales Village Setting

A beautifully presented detached four-bedroom, two-bathroom family home offering spacious, thoughtfully designed accommodation within a charming country village location. The property features a large, welcoming living room with a centrally located multi-fuel stove, open beamed ceilings and pointed feature stone wall, creating a warm and characterful focal point for the space.

The modern, well-appointed kitchen is flooded with natural light from an overhead sky lantern, providing an inviting atmosphere ideal for both family living and entertaining.

Set on a generous plot of approximately 0.35 acres, the home benefits from large, mainly lawned side and rear lawned gardens. These outdoor areas offer excellent versatility, with the potential to fence part of the grounds to create a separate pony paddock, complete with its own gated access directly onto the adjoining country lane.

To the front of the property, there is ample off-road private parking alongside a low-maintenance front garden. An elevated patio and adjoining timber decked area lead from the conservatory, taking full advantage of the open countryside views over the neighbouring meadow farmland and extending towards the nearby rolling hills.

The property is double-glazed throughout and benefits from oil-fired central heating. An integral single garage has been partially converted to provide a practical store area and a separate utility space. A particularly useful lower ground floor basement measuring approximately 34 feet by 10 feet 8 inches, with 5 feet 10 inches headroom, offers excellent additional space, with power, lighting, and external rear windows already in place — ideal for storage, workshop use, or hobbies.

LOCATION

The property is situated in the semi-rural village of Pontrhydfendigaid, known locally as "Bont," nestled in the heart of Ceredigion between the Cambrian Mountains and the West Wales coastline. The village enjoys a peaceful setting surrounded by unspoilt countryside and is steeped in local history, including the nearby ruins of the 12th-century Strata Florida Abbey. Pontrhydfendigaid offers a close-knit community atmosphere, with a local shop, primary school, public house, and access to scenic walking trails, fishing spots, and horse riding — making it an ideal choice for families and outdoor enthusiasts alike.

Just 15 miles to the northwest lies the coastal university and market town of Aberystwyth. This vibrant seaside town is home to Aberystwyth University, the National Library of Wales, and a wealth of cultural, educational, and leisure amenities. With its picturesque seafront promenade, historic pier, marina, and a wide range of shops, restaurants, and schools, Aberystwyth serves as a lively and well-connected hub for the surrounding rural communities. It also benefits from a railway station with direct services to Shrewsbury and Birmingham, making it accessible for commuters and visitors.

This exceptional family home offers a rare combination of modern comfort, character features, and extensive outdoor space in a highly desirable village setting — all within easy reach of the amenities and attractions of one of Wales's most popular coastal towns.

Early viewing is highly recommended to appreciate the lifestyle and potential this home has to offer.

ACCOMMODATION

(of approximate dimensions)

COVERED RECEPTION

PORCH

Tiled floor and Solid Timber Main Entrance Door into:

RECEPTION HALL

Exposed timber flooring, sunken mat well, open beamed ceiling, door to integral garage/ store and door to:

LIVING ROOM	23'3 x 21'5 Max Centrally Located 'Firefox' multi fuel stove set on a tiled hearth with a copper hood over, part exposed timber flooring double glazed window to front. Two-double glazed windows to side with countryside views, open beamed ceiling, two-double radiators, servery from the Kitchen. Door leading to the Inner Hallway and door to:
BEDROOM FOUR	12'x 6'11 Double radiator, double glazed window to rear and open beamed ceiling.
INNER HALLWAY	Doors off to:
KITCHEN	13'4 x 9'11 Base and wall units with integral Dishwasher, electric 4-ring hob with stainless steel effect extractor fan over. Integral electric oven. 1½ Bowl and single drainer sink unit with mixer taps over, tiled splashbacks, internal double-glazed window to side, 'Sky Lantern' double radiator, appliance spaces, breakfast bar, servery to the main living room and integral spotlighting.
SHOWER ROOM	5'10 x 5'10 Corner shower cubical with 'Bristan' electric shower, low level flush WC, vanity wash and basin, double glazed window to side, integral spotlighting, extractor fan, chrome effect heated towel rail and fully shower boarded walls.
BATHROOM	6'10 x 5'7 Panelled bath with 'mains' operated shower over, vanity unit with integral wash hand basin and WC, integral spotlighting, fully shower boarded walls, extractor fan, chrome effect heated towel rail and double-glazed window to side.
BEDROOM ONE	11'9 x 10'7 Double glazed window to rear, vaulted open beamed ceiling and double radiator.
BEDROOM TWO	10'7 x 8'5 Double glazed window to rear, vaulted open beamed ceiling, modern wall mounted upright radiator and built in wardrobe.
BEDROOM THREE	11'10 x 10'7 Double glazed window to rear, built in wardrobes, double radiator and vaulted ceiling
CONSERVATORY	13'7 x 7'3 min Timber effect flooring, double glazed window to side overlooking the side garden and with open countryside views double glazed side entrance door leading to the external timber decked area. From the Reception Hall, a door leads to:
INTERGRAL GARAGE	Having been converted into two distinct areas but could easily be reverted and comprising of:
STORE	11'8 x 9'2 'Hormann' up and over garage door to front, entrance to the loft area above, wall mounted storage unit, power and lighting and opening to:

UTILITY	11'8 x 5'8 Wash hand basin, radiator, plumbing for washing machine and 'Worcester' oil-fired central heating boiler. Situated beneath the rear of the main property and accessed via an external door is:
BASEMENT	34'8 x 10'8 (maximum headroom of 5'10) Power and lighting connected and two-windows 2 rear.
EXTERNALLY	As previously stated the property is set in all within approximately 0.35 acre. To the front of the property is a double gated vehicular access leading to a private car parking area for several vehicles. An adjoining low maintenance front garden. Pathway leads along one side of the property to a paved patio and elevated to my decked sitting area with open and unspoiled views over the side gardens and adjoining meadow farmland towards the hills. The side and rear gardens are laid too lawn however part of this area could be fenced off to create either a vegetable/fruit garden or small pony paddock. Gated vehicular access into this area from the adjoining minor county highway.
TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains Water and Electricity is connected to the property with an Oil-fired central heating system
VIEWING	Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139
What3Words:	///sums.prepped.brings
PROOF OF FUNDING	We will require evidence of funding prior to formally accepting an offer for this property (subject to contract)
MONEY LAUNDERING	Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.
GENERAL	All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

EPC
On Order































