



**PENCREIGIAU
PONTRHYDFENDIGAID
CEREDIGION
SY25 6EN**



- **19TH CENTURY END-OF-TERRACE COTTAGE WITH A MORE RECENT EXTENSION**
- **VERSATILE INTERNAL LAYOUT OFFERING THREE BEDROOMS, TWO RECEPTION ROOMS AND TWO BATHROOMS**
- **CHARACTER FEATURES INCLUDING AN OPEN FIRE AND COMPLEMENTED BY MODERN IMPROVEMENTS**
- **OFFERS EXCELLENT LIFESTYLE AND INVESTMENT APPEAL, IDEAL FOR HOLIDAY LETTING, AIRBNB, FIRST-TIME BUYERS, COUPLES OR SMALL FAMILIES**
- **CHAIN FREE AND CONVENIENTLY LOCATED BETWEEN ABERYSTWYTH, TREGARON AND LAMPETER WITH EASY ACCESS TO LOCAL AMENITIES**

DESCRIPTION

Charming and chain-free renovated stone cottage surrounded by Welsh nature and wildlife. Situated within the popular rural village of Pontrhydfendigaid, Pencreigiau is an end-of-terrace 19th century stone cottage which we are advised was renovated and enhanced by the addition of an extension constructed circa 2008. The property combines the character and charm of a traditional Welsh cottage with the space and practicality expected of a modern family home.

The accommodation comprises three bedrooms, two reception rooms, two bathrooms, a fitted kitchen, utility room, entrance porch and useful loft space. Character features remain evident throughout the property, including an open fire and an electric wood burner style heater which provide attractive focal points and create a warm and welcoming atmosphere.

The kitchen is fitted with an electric hob and oven, whilst storage heating serves the accommodation. The layout is ideally suited to a variety of purchasers, whether as a family residence, rural retreat, or home for those seeking a lifestyle within a well-served village community.

The surrounding area is renowned for its outstanding natural beauty and rich cultural heritage. Nearby attractions include the internationally important Cors Caron National Nature Reserve, the picturesque Teifi Pools, the historic Strata Florida Abbey and the celebrated Hafod Estate, all offering excellent opportunities for walking, cycling, wildlife observation and outdoor recreation.

The property is conveniently positioned for access to the principal towns of Aberystwyth, Tregaron and Lampeter. Aberystwyth, situated on the Cardigan Bay coastline, offers an extensive range of national and independent retailers, educational facilities, major employers and leisure amenities, together with Aberystwyth University, Bronglais Hospital and rail connections to the Midlands and beyond. The nearby market towns of Tregaron and Lampeter further enhance the appeal of the location, providing additional shopping, educational and community facilities.

Pencreigiau represents an excellent opportunity to acquire a well-presented and characterful village property in one of Mid Wales' most attractive rural settings, combining countryside living with convenient access to a wide range of amenities and attractions.

PRICE: **OFFERS IN THE REGION OF £199,950**

ACCOMMODATION - of approximate dimensions

Front entrance door into:

RECEPTION PORCH **4'5 x 4'**

Stable door leading through to:

LIVING ROOM **14'7 x 13'2**

Open fire, staircase leading to the first-floor accommodation. Doors leading to the Kitchen and door to:

SITTING ROOM **14'9 x 6'9**

Window to front and an electric 'wood burner effect' heater.

KITCHEN **14'6 x 9'6**

Fitted with a range of base and wall units with work surfaces over, electric hob and oven, sink unit and space for further appliances. Window to rear garden and opening to:

**UTILITY ROOM/
REAR PORCH**

6'9 x 5'2

Utility facilities with space and plumbing for domestic appliances. Window to rear, rear entrance door and door to:

SHOWER ROOM **5'2 x 4'4**
Comprising shower, wash hand basin and lavatory.

FIRST FLOOR ACCOMMODATION

MAIN LANDING Doors off to:

AIRING CUPBOARD **6'2 x 3'2**
Housing the hot water cylinder.

BEDROOM ONE **15'3 x 11'0**
Windows overlooking rear garden and storage heating.

BATHROOM **6'6 x 5'6**
Comprising panelled bath, wash hand basin and lavatory.

BEDROOM TWO **14'7 x 9'6**
Window to front and storage heating.

BEDROOM THREE **10'4 x 9'5**
Window to front and storage heating.

EXTERNALLY Small low maintenance area adjoining the front of the property. A gated side access leads to the rear of the property which is mainly laid to lawn. A pathway with stepping stones leads to the rear entrance door, bordered by established planting and traditional stone walling.

SHED **5'9 x 3'7**
Detached garden shed providing storage for garden equipment, tools and general household items.

TENURE We are advised that the property is Freehold.

SERVICES We are advised that Mains Electricity, Water and Drainage is connected to the property with additional storage heating.

VIEWING Strictly by appointment with Ystadau Hiwse *Estates*. 01970 294 139

COUNCIL TAX We are advised that the property is currently Band B

What3Words: **///unit.country.starfish**

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.

ESTATE AGENTS ACT Please note that the Seller of this property is the partner of a member of Hiwse's staff.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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.

















































































