

NEW
INSTRUCTION



Glannant, Pontrhydygroes, Ystrad Meurig SY25 6DP

Offers in the region of £159,950

Detached 2 Bedroom Character Cottage
Grounds & Woodland Approx. 1.7 Acres
Rural Location With Countryside Views

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

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.

TW/WJ/13414/150312

DESCRIPTION

An opportunity to acquire a two-bedroom traditional cottage with spacious gardens and land amounting to approximately 1.7 acres. The property has a living room, kitchen, bathroom, and 2 bedrooms, with one en-suite. There are lovely views of woodland and countryside to the fore from this location within the village of Pontrhydygroes.

RECEPTION

12'1 x 6'11 (3.68m x 2.11m)
Entered via door, tiled floor, wall light, door leading to;

LIVING ROOM

19'5 / 20'2 x 12'11 (5.92m / 6.15m x 3.94m)
Timber floor, doors leading to the fore, fireplace housing multi fuel burner, stairs to first floor, beamed ceiling, door and steps leading to;

KITCHEN

9'7 x 5'11 (2.92m x 1.80m)
Tiled floor, single bowl sink unit, spotlights, door leading to;

REAR HALL

Access to airing cupboard, tiled floor, door to rear, further door to;

BATHROOM

7'8 (Max) x 5'10 (Max) (2.34m (Max) x 1.78m (Max))
Comprising bath, WC, wash hand basin, fitted chrome towel rail, partly tiled walls, electric fan heater.

BEDROOM 1

12'11 (Max) x 14'2 (Max) (3.94m (Max) x 4.32m (Max))
Views of countryside, timber flooring, door to;

CLOAKROOM

Comprising WC, wash hand basin.

BEDROOM 2

11' x 8'4 (3.35m x 2.54m)
Views of the countryside, timber flooring.

EXTERNALLY

The property benefits from grounds including lawned areas with various trees and shrubs, there is a corrugated

STORE/WORKSHOP together with additional timber **SHED**.

The paddock and land amounts to approximately 1.7 acres and is on the opposite side of the access track.

SERVICES

We are advised that mains Water and Electric, Private Drainage.

VIEWING

By appointment with the selling Agents on 01970 630721 or e-mail
aberystwyth@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisAber or on
facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office proceed in a southerly direction on the A487 passing through the village of Penparcau. Take the left hand turning onto the A4120 and immediately right onto the B4340. Continue on into Abermagwr taking the left hand turning sign posted for Pontrhydygroes. Continue to Pontrhydygroes where you should turn right over the stone bridge heading for Tregaron. Proceed up the hill passing the row of ex-local authority houses on your right hand side. Proceed around the left hand bend and turn immediately left behind an old white stone cottage on the left hand side. Continue up the lane for approximately half a mile, ignoring the first turning on your left with a no through sign. Take the next left hand turning, opposite a yellow house, continue a short distance and Glannant can be seen on the left hand side.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

**John.
Francis**