



**Gelli Werdd 1 Maes Y Deri, Pontrhydygroes  
Ystrad Meurig Ceredigion SY25 6DL**

**Guide price £140,000**



A semi-detached 3 bedroomed ex-local authority house in need of modernisation with large rear garden

The property is situated in the heart of this former mining village which is some 14 miles inland from the University and market town of Aberystwyth. Limited local amenities are available, a primary school can be found at the nearby village of Ysbyty Ystwyth. The aforementioned town has a good range of both local and national retailers in addition to many employers such as the University and Bronglais Hospital.

Gelli Werdd is located in an area of outstanding natural beauty being within close proximity to the former Hafod Estate and Devil's Bridge.

The property is in need of refurbishment throughout.

### Tenure

Freehold

### Services

Mains Electricity, Water and Drainage, Dated Night Storage Heaters

### Council Tax

Band C

### Viewing

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

The property provides for the following accommodation.  
All room dimensions are approximate and all

photographs are taken with a wide angle lens camera.

### Front Entrance

Door to

### Reception Hallway

Stairs to first floor accommodation, night storage heater, doors to:

### Living Room

13'7 x 11'9 (4.14m x 3.58m)



Open brick fireplace, night storage heater, window to fore, telephone point

### Basic Kitchen / Dining Room

16'8 x 9'9 max (5.08m x 2.97m max)



Fireplace, 1½ bowl single drainer stainless steel sink unit, basic base and eye level units with appliance spaces, pantry cupboard, night storage heater, tiled splash backs and cooker point, windows to rear.

### Rear Porch

with storage cupboard and door to rear

First Floor Accommodation

### Landing

with night storage heater, access to roof space, door to:

### Bedroom 1

10' x 10'9 (3.05m x 3.28m)



dated Bedroom furniture, telephone point, window to fore

### Bedroom 2

11'9 x 11'4 (3.58m x 3.45m)



dated Bedroom furniture, window to rear

### Bedroom 3

8'8 x 8'2 (2.64m x 2.49m)



window to fore



### Shower Room

6'2 x 5'6 (1.88m x 1.68m)

Large shower cubicle with Gainsborough shower, wash hand basin set in vanity cupboard, extractor fan, fully tiled

### Separate WC

fully tiled

## Externally



Paved front garden and pedestrian path leading to rear garden. Rear paved patio area, two garden sheds in poor state of repair and lawned garden. We believe that the garden extends steeply down to the river Ystwyth.

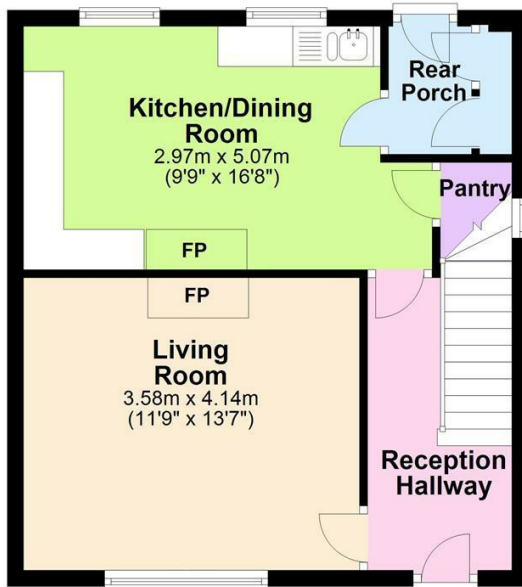


## Directions

From Aberystwyth take the A487 South to Southgate. Take the first left on to the A4120 Devils Bridge road and turn immediately right on the B4340 road. Proceed to Abermagwr before turning left on to the Pontrhydygroes road (signposted). At the T-junction proceed right over the bridge and continue for ¼ mile and the property is signposted on the right hand side opposite the Miners Arms Public House.

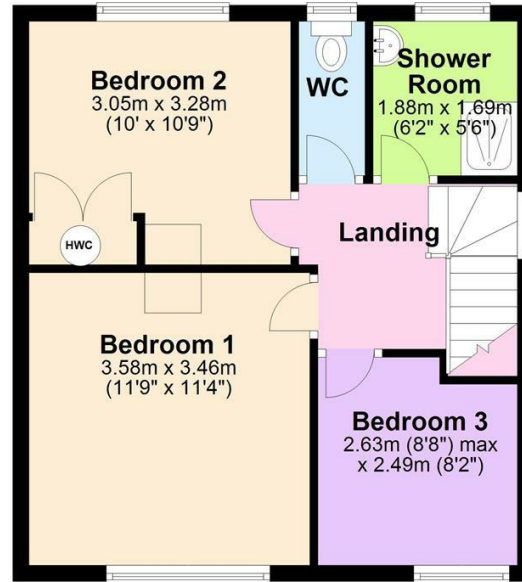
### Ground Floor

Approx. 40.7 sq. metres (438.5 sq. feet)



### First Floor

Approx. 40.9 sq. metres (440.3 sq. feet)



Total area: approx. 81.6 sq. metres (878.8 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Gelli Werdd, 1 Maes Y Deri, Pontrhydygroes**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		51	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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