



2 Bedroom Apartment / Flat  
No.3 Capel Bethel  
Pontrhydygroes, Ystrad Meurig, SY25 6DN

ASKING PRICE:£159,950  
[www.iestynleyshon.com](http://www.iestynleyshon.com)



### 3, Capel Bethel, Ystrad Meurig, SY25 6DN

This former chapel has been sympathetically converted to provide good sized units. The original structure dates back to 1870 mainly built of solid stone wall which supports pitched roof laid with slate. The property is situated in the rural village of Pontrhydygroes, which lies some 11 miles distance of the University town and seaside resort of Aberystwyth which offers excellent social educational and shopping facilities. The popular Hafod estate borders the village with pleasant walks within the old Hafod estate grounds. The area is a wealth of natural beauty being at the headlands of the ystwyth valley. The accommodation has been cleverly designed with open plan living space with vaulted ceiling with mezzanine feature lounge and 2 bedrooms, ideal for couples of all age groups.

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

### Front Entrance

Communal front entrance door to internal hall with door to no 3.

### Hall

Twin power points, stairs to first floor and doors to

### Bedroom 2.97m x 2.80m

With window to side, double panel radiator, 2 twin power points.

### Main Bedroom 3.45m x 2.80m

Window to side, double panel radiator, 3 twin power points, TV point.

### Shower room

With a quadrant shower cubicle, wash hand basin, high flush WC, extractor fan.

### Understairs Storage

### First floor

Approached by easyrise staircase leading to:

### Open plan kitchen/dining room 6.10m x 4.69m

With 3 feature tall window to side, range of fitted oak fronted units comprises of integral fridge and freezer, 5 base cupboards, 4 drawer cupboards, fixed wall cupboards, tiled walls, worktops incorporating single drainer sink with rinse bowl, 4 ring ceramic hob, built in electric oven, 4 twin power points, TV point, 2 double panel radiators.

### Toilet

With low flush WC.

### SECOND FLOOR

Approached by easy rise stair case leading to:

### Mezzanine lounge 4.69m x 3.03m

With aspect over the dining area, panel radiator, 2 twin power points, BT point, ample power points, walk in store cupboard.

### Outside

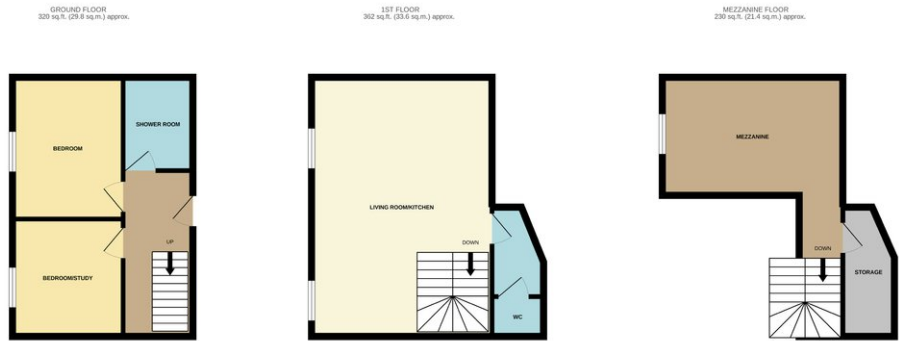
Property is approached via a tarmacadam lane which opens into a tarmac car parking area, communal grounds and joining store shed housing oil fired boiler.

### General.

Excellent opportunity of purchasing an unique chapel conversion offering features with character. Ideal for couples. For further information please contact Iestyn Leyshon 01970 626585 who will be please to arrange your viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		62
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



TOTAL FLOOR AREA: 912 sq. ft. (84.7 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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