

Regulated by:



Since 1989

A comfortable well appointed 3 bedroomed detached bungalow on a popular and sought after cul-de-sac. Tregaron, West Wales



13 Pwllswyddog, Tregaron, Ceredigion. SY25 6JG.

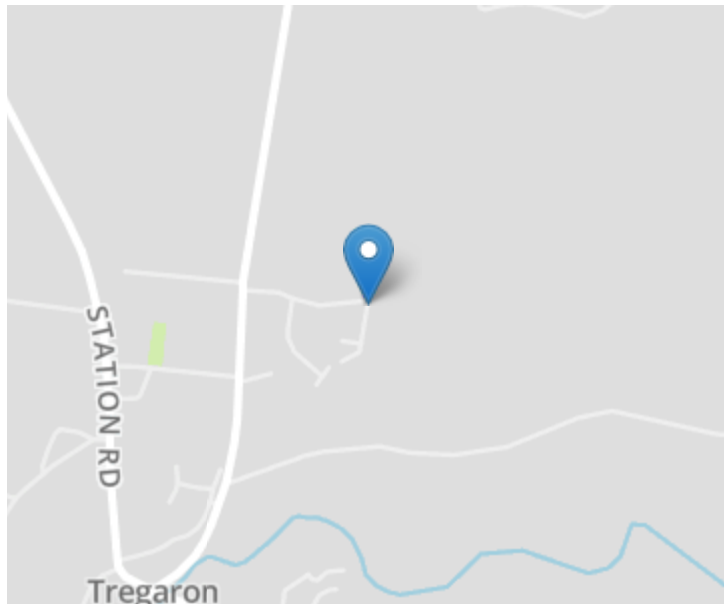
REF: R/3538/LD

£199,950

*** No onward chain *** Popular and pleasant edge of Town location *** Comfortable well appointed detached bungalow *** 3 bedroomed accommodation with a modern kitchen and wet roof facility *** UPVC double glazing and oil fired central heating *** Spacious and well proportioned property

*** Attached garage - 24' x 8' in total *** Low maintenance terraced lawned garden area *** Backing onto open country fields *** Tarmacadamed driveway with parking for two vehicles

*** Located on the edge of the Market Town of Tregaron on a popular residential cul-de-sac *** Walking distance to a range of local amenities *** A must view property - Suiting a range of Buyers



LOCATION

Tregaron is located in the upper reaches of the Teifi Valley at the foothills of the Cambrian Mountains, within 16 miles from the University Town Coastal Resort and Administrative Centre of Aberystwyth, 11 miles North from the University Town of Lampeter. The Town of Tregaron offers a wide range of amenities including Public Houses, Convenience Store, Newsagents, Doctors Surgery, Chemists, Senior and Junior Schooling, Garage, Petrol Station and Places of Worship. A wider range of amenities are available at Aberystwyth and Lampeter.

GENERAL DESCRIPTION

The property offers potential Purchasers an opportunity of acquiring a spacious and pleasantly positioned detached 3 bedroomed bungalow on a quiet cul-de-sac on the edge of the Market Town of Tregaron.

The spacious accommodation is perfect for a Family or for retirement purposes and comes with gardens, attached garage and is within walking distance of a range of local amenities. The property benefits from a modern kitchen and wet room and consists more particularly of the following.

COVERED ENTRANCE PORCHWAY

With UPVC fully glazed front entrance door giving access to the main residence and the garage.

RECEPTION HALL

Accessed via a UPVC half glazed front entrance door, radiator.

LIVING ROOM

17' 2" x 12' 7" (5.23m x 3.84m). With a modern feature open fireplace, glazed patio doors opening onto the garden and patio areas, radiator.



KITCHEN

12' 7" x 10' 0" (3.84m x 3.05m). A recently fitted Shaker style kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, eye level oven and grill, 4 ring electric hob with extractor hood over, integrated dishwasher, plumbing and space for automatic washing machine, UPVC side entrance door, radiator.



SHOWER ROOM/WET ROOM

A fully tiled suite with a walk-in shower facility with Mira electric shower, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, extractor fan.



INNER HALLWAY

With a storage cupboard.

BEDROOM 1

17' 0" x 9' 5" (5.18m x 2.87m). With radiator, built-in wardrobes.



BEDROOM 2

9' 9" x 9' 3" (2.97m x 2.82m). With radiator, double aspect windows.



BEDROOM 3

8' 7" x 6' 8" (2.62m x 2.03m). With radiator.

EXTERNALLY

ADJOINING GARAGE

24' 0" x 8' 0" (7.32m x 2.44m). Split into two rooms with the garage and workshop with a manual up and over door, concrete flooring, electricity connected, side service door to the garden.

GARDEN

A particular feature of this charming detached bungalow is its terraced rear garden area split over three levels with the first level having a level patio and steps leading up to the two lawned tiers. In all a blank canvas and enjoying far reaching views over the Town of Tregaron and backing onto open country fields. A property with a lot to offer and deserving early viewing.



PARKING AND DRIVEWAY

A tarmacadamed driveway to the front with parking for two vehicles.



REAR OF PROPERTY



AGENT'S COMMENTS

A highly desirable country bungalow in a sought after locality.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'D'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Directions

From Lampeter take the A485 to Tregaron. Once reaching

Tregaron head onto the B4343 to Pontrhydfendigaid. On leaving Tregaron Town Pwllswyddog Development will be found on your right hand side. Proceed for approximately 150 yards into the cul-de-sac and the property will be located on your left hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 89.8 sq. metres (966.5 sq. feet)



Total area: approx. 89.8 sq. metres (966.5 sq. feet)

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

Gwynlys, 13 Pwllswyddog, Tregaron