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RICS



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A character cottage in a popular Town position. Tregaron, West Wales



The Barn, Dewi Road, Tregaron, Ceredigion. SY25 6JN.

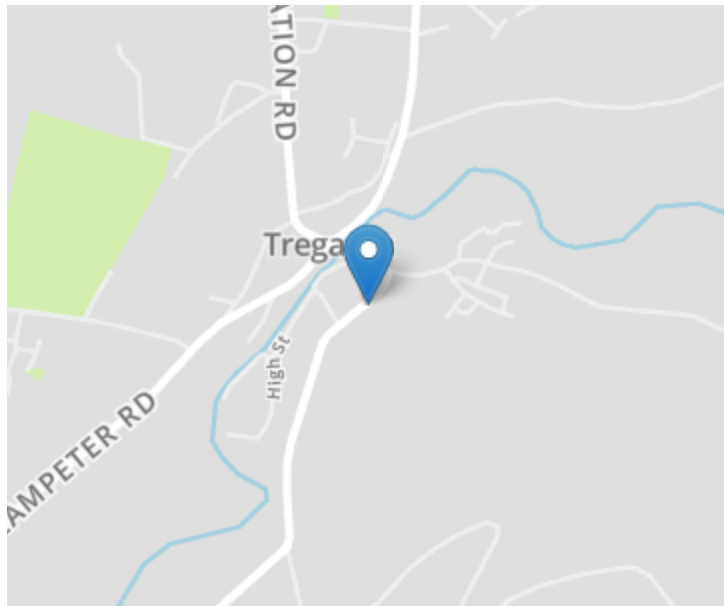
REF: R/3266/LD

£160,000

*** No onward chain *** A well situated character cottage *** 3 bedrooms - In need of general modernisation and updating
*** Traditional with individual charm *** Electric heating and multi fuel stove

*** Low maintenance enclosed lawned garden *** Valuable off street parking

*** Prominent Town Centre position *** A short level walk to all town amenities - As well as the renowned Talbot Hotel
*** Nestled at the foothills of the Cambrian Mountains with a range of outdoor pursuits *** A rare find - The perfect getaway *** Contact us today to view



LOCATION

The Barn is positioned in the popular Market Town of Tregaron, some 16 miles from the main Shopping and Employment Centre of Aberystwyth and only 10 miles from the University and Market Town of Lampeter. Tregaron offers a good range of local amenities and lies at the foothills of the Cambrian Mountains.

GENERAL DESCRIPTION

Here lies a deceptive and traditional cottage offering 3 bedroomed accommodation along with electric heating and a pleasant yet enclosed and low maintenance rear garden. The property enjoys off street parking/patio area to the front and enjoys a Town Centre location. The property currently offers the following.

LIVING ROOM



15' 9" x 15' 7" (4.80m x 4.75m). Accessed via a solid front entrance door, slate flooring, radiator, cast iron multi fuel stove, exposed stone walls, staircase to the first floor accommodation with understairs storage cupboard, patio doors to the garden area.

LIVING ROOM (SECOND IMAGE)



INNER HALL

To

BATHROOM



7' 6" x 6' 2" (2.29m x 1.88m). Having a fully tiled 3 piece suite comprising of a panelled jacuzzi bath with shower over, low level flush w.c., wash hand basin, chrome heated towel rail.

KITCHEN



16' 4" x 9' 3" (4.98m x 2.82m). A fitted kitchen with a range of wall and floor units with work surfaces over, Belfast sink, electric cooker, 4 ring hob and extractor hood over, plumbing and space for automatic washing machine, slate flooring, radiator, patio doors to the rear garden.

FIRST FLOOR

LANDING

With radiator.

BEDROOM 1



16' 3" x 10' 4" (4.95m x 3.15m). With stripped timber flooring, double aspect windows to the front and rear, built-in wardrobe, radiator.

BEDROOM 2



11' 9" x 8' 9" (3.58m x 2.67m). With stripped timber flooring, radiator, boiler cupboard with electric boiler, separate wardrobe space.

BEDROOM 3

9' 0" x 7' 2" (2.74m x 2.18m). With radiator, views over the rear garden.

EXTERNALLY**REAR GARDEN**

A pleasant low maintenance enclosed rear garden being laid mostly to lawn with a decking area and a SMALL GARDEN SHED.

PLEASE NOTE

We are informed by the current Owner that the property enjoys a right of way access only for maintenance via the side access lane.

PARKING AND DRIVEWAY

A parking area to the front of the property which could also be utilised as a patio area.

FRONT OF PROPERTY**REAR OF PROPERTY****AGENT'S COMMENTS**

A delightful Town Centre property in a convenient location.

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 property - 'C'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric heating, telephone subject to B.T. transfer regulations, Broadband available.

Directions

From the main Square in Tregaron by the Talbot Hotel take the Llanddewi Brefi road. The property can be found thereafter on your left hand side, as identified by the Agents 'For Sale' board.

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'.

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