

A cosy mid terraced cottage. Centre of Town position with South facing rear courtyard. Tregaron, West Wales



2 Station Road, Tregaron, Ceredigion. SY25 6HU.

£89,950

REF: R/4114/LD

*** No onward chain - Priced to sell *** Get your foot on the property ladder - Attention 1st Time Buyers
*** A cosy Town cottage *** Mid terraced 1 bedroomed accommodation *** Electric heating

*** South facing rear courtyard - Walled and gravelled - A peaceful setting within a Town environment ***
Outhouse

*** Centre of Town position - Level walking distance to all Town amenities such as Shops, Garage, Convenience Store, Hotel, Public Houses and Places of Worship *** Located at the foothills of the Cambrian Mountains
*** 17 miles South from the University Town of Aberystwyth on the Cardigan Bay *** 11 miles North from the University Town of Lampeter



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

Conveniently positioned within the traditional Market Town of Tregaron offering a good range of local facilities including Shops, Post Office, Doctors Surgery, Chemists, Public Houses and Places of Worship, nestling at the foothills of the Cambrian Mountains renowned for its outdoor pursuits, 11 miles North from the University Town of Lampeter and 17 miles inland from the University Town Coastal Resort and Administrative Centre of Aberystwyth.

GENERAL DESCRIPTION

A cosy Town residence being a mid terraced cottage offering 1 bedroomed accommodation with a South facing rear courtyard and outhouse. The property ideally suits 1st Time Buyers or Investment Purchasers and currently consists of the following.

LIVING ROOM

15' 2" x 14' 9" (4.62m x 4.50m). With half glazed front entrance door, large picture window to the front, electric heater, Morso cast iron multi fuel stove with exposed flue, staircase to the first floor accommodation, beamed ceiling, alcove shelving area.



LIVING ROOM (SECOND IMAGE)



KITCHEN

15' 6" x 5' 8" (4.72m x 1.73m). A fitted Kitchen with a range of wall and floor units incorporating a stainless steel 1 1/2 sink and drainer unit with mixer tap, electric heater, UPVC rear entrance door, plumbing and space for automatic washing machine, cooker space and point.



FIRST FLOOR

BEDROOM

15' 2" x 14' 9" (4.62m x 4.50m). With a vaulted ceiling with exposed 'A' framed beams with roof window, two windows to the front, various built-in cupboards, part exposed stone walls.



BEDROOM (SECOND IMAGE)



EN-SUITE SHOWER ROOM

With a corner shower cubicle with electric shower, low level flush w.c., pedestal wash hand basin, roof window, vaulted ceiling with exposed beam, extractor fan.



EXTERNALLY

SMALL OUTHOUSE

SOUTH FACING COURTYARD

Being walled with sandstone gravel. A peaceful setting within a Town environment.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A delightful Town cottage close to amenities.

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 - 'B'.

MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

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 subject to confirmation by your Provider.

Directions


From Lampeter take the A485 North towards Tregaron. Once reaching Tregaron at the Square turn immediately left onto the A485 and the property will be seen on your left hand side, as identified by the Agent's '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'.

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]