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RICS



Since 1989

A delightful end of terrace 3 bed roomed house with rear garden and parking. Llangeitho, West Wales



Rhydderch, 5 Meidrym Road, Llangeitho, Tregaron, Ceredigion. SY25 6TN.

REF: R/3876/LD

£175,000

*** No onward chain *** An end of terrace Village residence *** Convenient centre of Village location *** Comfortable 3 bed roomed Family home *** Traditional kitchen and modern bathroom *** Solid fuel central heating *** Double glazing

*** Parking to the side of the property for one vehicle *** Private and enclosed rear garden with low stone walls and laid to lawn with flower borders *** Garden shed and greenhouse

*** Highly desirable Village location *** The Village offers Shop, Cafe, Public House, Junior School and Places of Worship *** Viewing recommended *** Suiting 1st Time Buyers or Family Occupiers



LOCATION

Located in the popular Village of Llangeitho, 16 miles South from the University Town Coastal Resort and Administrative Centre of Aberystwyth, 9 miles North from the University Town of Lampeter and 4 miles from the Market Town of Tregaron. Llangeitho offers a Junior School, Convenience Store, Cafe, Public House and Places of Worship all within level walking distance and with delightful open countryside of the upper reaches of the Vale of Aeron within close proximity with delightful walks.

GENERAL DESCRIPTION

Rhydderch offers a deceptive 3 bedroomed end of terrace property that retains many of its original character features and charm. The property benefits from solid fuel central heating and double glazing.

To the rear it enjoys a private and enclosed garden area, being terraced, with various fruit trees and a greenhouse and garden shed. To the side lies an off street parking area.

The property as a whole enjoys a convenient position within the Village and being within level walking distance to a range of local facilities and amenities.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With front and rear entrance doors, original staircase to the first floor accommodation with understairs storage cupboard, radiator, Red and Black quarry tiled flooring.



LIVING ROOM

14' 8" x 13' 4" (4.47m x 4.06m). With stripped wooden flooring, original beamed ceiling, cast iron open fireplace with timber surround and tiled hearth, patio doors to the garden area, radiator.



LIVING ROOM (SECOND IMAGE)**KITCHEN**

14' 7" x 8' 5" (4.45m x 2.57m). A traditional fitted kitchen with a range of wall and floor units with stainless steel sink and drainer unit, electric cooker point and space, multi fuel stove with a back boiler running all domestic systems within the property, quarry tiled flooring.

**FIRST FLOOR****LANDING**

With access to the loft space.

**BEDROOM 1**

14' 8" x 13' 7" (4.47m x 4.14m). Being 'L' shaped, with double aspect windows, large Velux roof window, radiator, stripped wooden flooring.

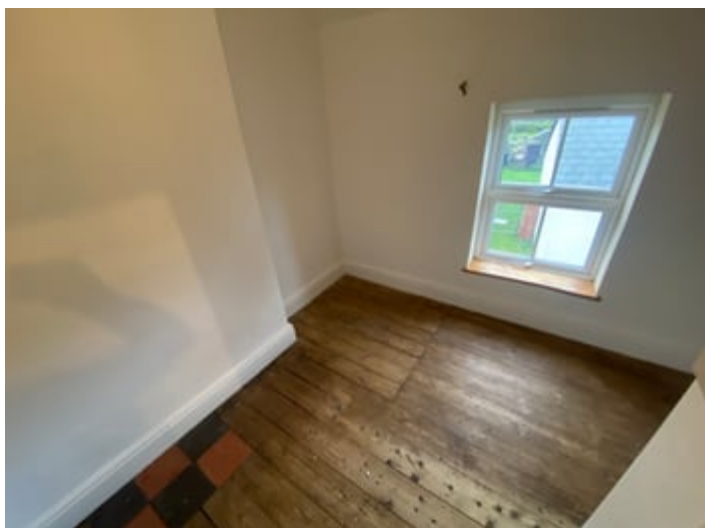


BEDROOM 3

9' 7" x 5' 9" (2.92m x 1.75m). With radiator, stripped wooden flooring.

**BEDROOM 2**

9' 8" x 9' 1" (2.95m x 2.77m). With radiator, striped wooden flooring.

**BATHROOM**

8' 9" x 5' 5" (2.67m x 1.65m). Having a 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, radiator, Velux roof window, airing cupboard housing the hot water cylinder and immersion.

**EXTERNALLY****GARDEN**

An enclosed and private garden area being terraced with low stone walls and various growing and lawned areas. The garden also benefits from a patio area.



GARDEN (SECOND IMAGE)**GARDEN SHED****GREENHOUSE****PARKING AND DRIVEWAY**

Parking for one vehicle to the side of the property.

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

A well positioned property close to a range of 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 - 'C'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, solid fuel central heating, double glazing, telephone subject to B.T. transfer regulations.

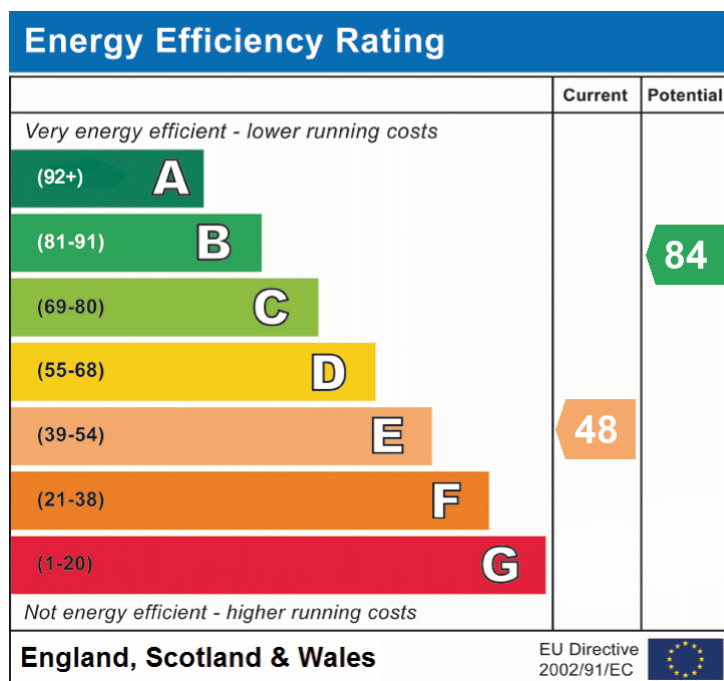
Directions

From Lampeter take the A485 North. Proceed through the Villages of Betws Bledrws, Llangybi and Olmarch. Continue through Olmarch. After 1 mile turn left onto the B4578 towards Stags Head. At Stags Head Garage/Service Station turn left again onto the B4342. Continue into the Village of Llangeitho. By the Village Shop take the first turning left off the roundabout and bearing into Meidrym Road. The property will be the first 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

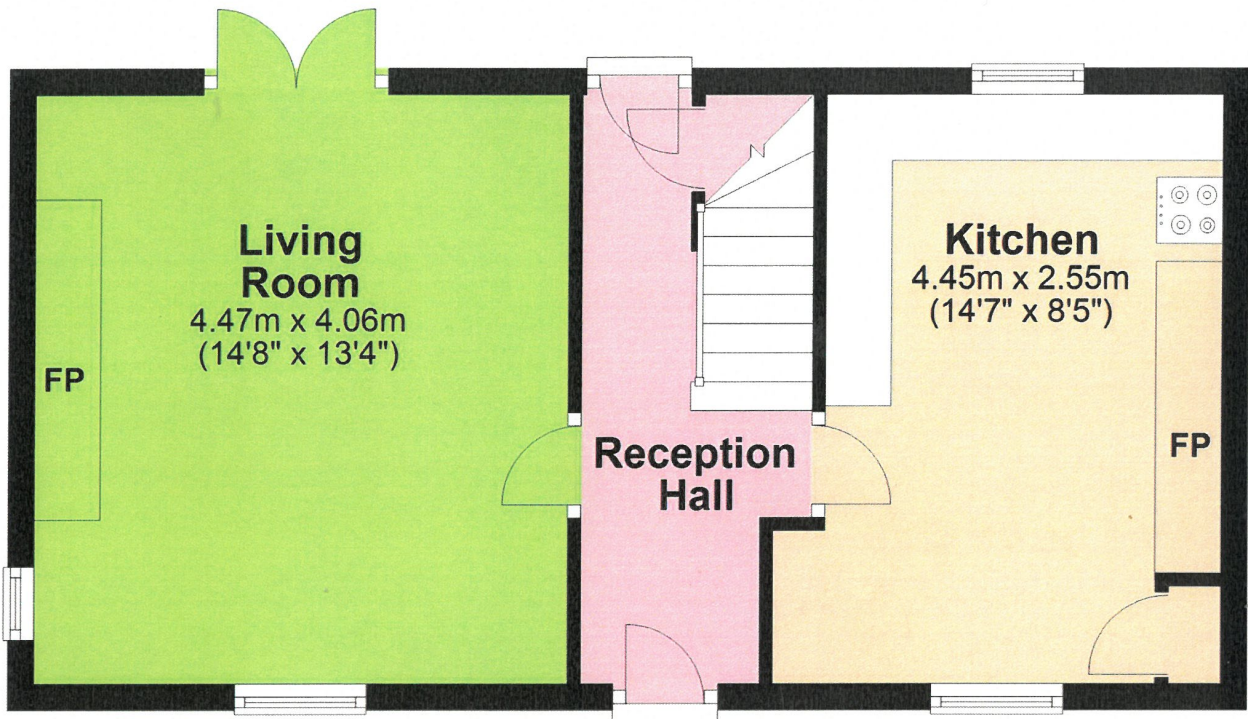
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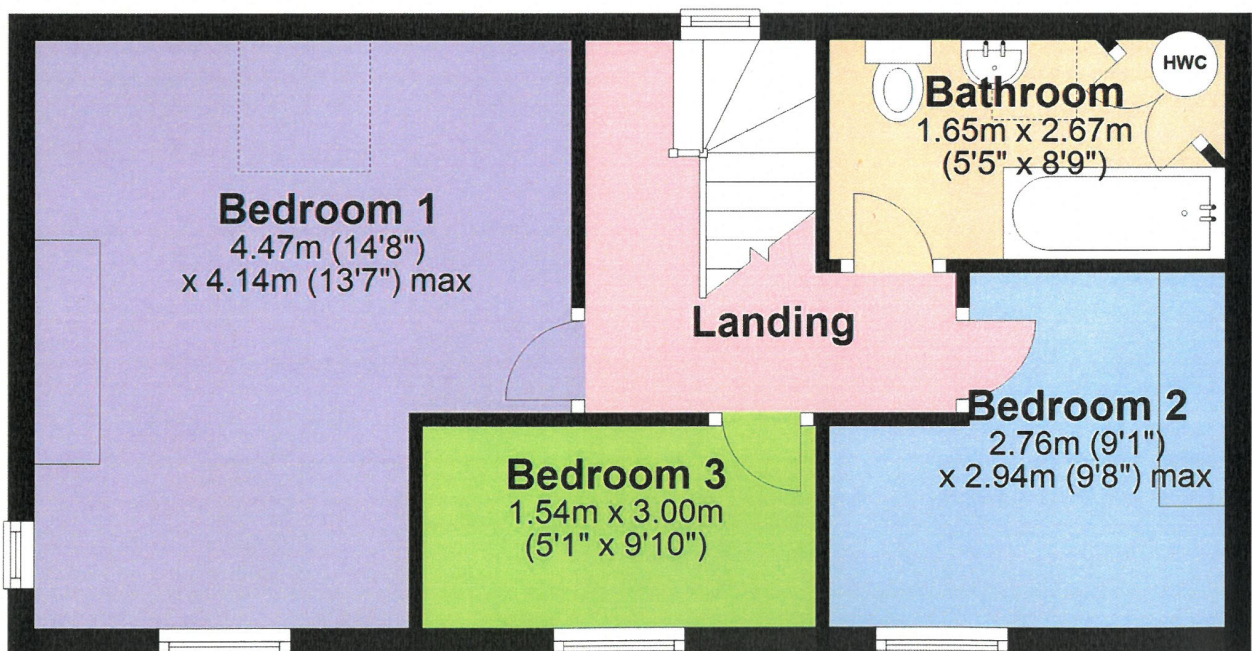
Ground Floor

Approx. 40.3 sq. metres (434.1 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.9 sq. feet)



Total area: approx. 80.8 sq. metres (870.0 sq. feet)

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

Rhydderch, 5 Meidrym Road, Llangeitho