

A substantial Family home. A character and well presented 4 bedroomed, 2 bathroomed detached residence set in a convenient Town location. Tregaron, West Wales



Ty Clyd, Lon Groes, Tregaron, Ceredigion. SY25 6JB.

£365,000

REF: R/4824/LD

*** A substantial Family home *** Highly desirable and sought after property offering 4 bedroomed, 2 bathroomed well presented accommodation
*** Recently upgraded with a modern kitchen and bathroom suites *** An extensive plot positioned on an edge of Town location *** Oil fired central heating, UPVC double glazing and good Broadband connectivity

*** Gated tarmacadamed driveway with ample parking and turning space *** Front lawned garden with flower beds *** Rear garden laid to lawn with gravel *** Garden shed and Summerhouse *** Picturesque views to the front and rear over the Cambrian Mountains and Tregaron

*** Prepare to be impressed - An imposing and traditional must view home *** Level walking distance to all Town amenities *** Within walking distance to Ysgol Henry Richard Primary and Secondary School *** 17 miles South from the University Town Coastal Resort and Administrative Centre of Aberystwyth and 11 miles North from the Town of Lampeter *** Tregaron is an historic Market Town and the property overlooks the Market



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

Tregaron is located at the foothills of the Cambrian Mountains, 17 miles South from the University Town Coastal Resort and Administrative Centre of Aberystwyth and 11 miles North from the University Town of Lampeter. The property is located within a sought after district within this popular Market Town with a Convenience Store, Doctors Surgery, Junior and Senior Schooling, Leisure Centre and a wide range of other amenities all within level walking distance.

GENERAL DESCRIPTION



A highly desirable and superior edge of Town Family residence that offers spacious 4 double bed roomed and 2 bathroomed accommodation. The ground offers perfect Family living areas with an open plan kitchen/diner and 2 reception rooms. It has many retained character features including oak parquet flooring and panelling and feature bay and stained glass windows. The property benefits from a newly upgraded kitchen and bathrooms along with oil fired central heating and double glazing.

Externally it enjoys an extensive plot bordering the Town Playing Fields and Park. The property deserves early viewing. It is well presented inside and out and offers fantastic space.

It is convenient to the larger Towns of Aberystwyth and Lampeter whilst also being convenient to everyday amenities within Tregaron which is a bustling Market Town with good amenities and Schooling. Viewings are highly recommended.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION PORCH

Accessed via a sliding UPVC front entrance door, tiled flooring, side picture window, arched oak doorway into the Reception Hall.

RECEPTION HALL

With oak parquet flooring, feature pitch pine staircase to the first floor accommodation with understairs storage cupboard, picture rail, radiator.



SITTING ROOM

15' 8" x 12' 9" (4.78m x 3.89m) into bay. With oak parquet flooring, feature open fireplace with surround incorporating a multi fuel stove on a slate hearth.



SITTING ROOM (SECOND IMAGE)



OFFICE/STUDY

14' 3" x 10' 3" (4.34m x 3.12m) into bay. With oak parquet flooring, radiator.



LIVING ROOM

13' 5" x 11' 8" (4.09m x 3.56m). With a character quarry tiled decorative open fireplace, oak parquet flooring, feature panelled walls, double aspect windows, archway opening onto the kitchen/diner.



LIVING ROOM (SECOND IMAGE)



KITCHEN/DINER

21' 1" x 13' 6" (6.43m x 4.11m). A stunning Shaker style fitted kitchen with a range of wall and floor units with central island with a sunken sink and a composite marble effect worktop. A particular feature being a walk-in pantry and an oil fired Rayburn for room heating and cooking. Eye level electric oven and grill, 4 ring electric hob with extractor hood over, two radiators, patio doors opening onto the rear garden, tiled flooring.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



KITCHEN/DINER (FOURTH IMAGE)



KITCHEN/DINER (FIFTH IMAGE)



REAR HALL

With a rear UPVC entrance door, tiled flooring, radiator, Worcester oil fired central heating boiler running all domestic systems within the property.

UTILITY ROOM

7' 6" x 6' 5" (2.29m x 1.96m). With oak fitted units incorporating a stainless steel sink and drainer unit with mixer tap, plumbing and space for automatic washing machine and tumble dryer, radiator, tiled flooring.

GROUND FLOOR W.C.

With low level flush w.c., wash hand basin, tiled flooring, chrome heated towel rail.

FIRST FLOOR

GALLERIED LANDING

With an impressive stained glass picture window providing fantastic light to the landing area and making it a particular feature to this stunning home, original linen cupboard with oak doors.



REAR BEDROOM 4

13' 8" x 10' 5" (4.17m x 3.17m). With triple aspect windows, radiator, built-in wardrobe, vanity unit with wash hand basin.



REAR BEDROOM 3

13' 5" x 8' 9" (4.09m x 2.67m). With radiator, feature tiled fireplace, picture window enjoying views over the rear garden, vanity unit with wash hand basin.



FRONT BEDROOM 2

13' 5" x 11' 7" (4.09m x 3.53m). With double aspect windows to the front and side of the property, sink unit, radiator.



FAMILY BATHROOM

A fully tiled modern and stylish 4 piece suite comprising of an impressive power shower unit, panelled bath with central taps, low level flush w.c., floating vanity unit with wash hand basin, lighted mirror, chrome heated towel rail, pillared radiator, extractor fan.



BATHROOM (SECOND IMAGE)



PRINCIPLE BEDROOM 1

15' 9" x 12' 9" (4.80m x 3.89m) into bay. With radiator, enjoying views over the Town of Tregaron and the countryside beyond, radiator.



EN-SUITE TO BEDROOM 1

A modern 3 piece suite comprising of a corner shower cubicle, low level flush w.c., double door vanity unit with wash hand basin, linen storage area, extractor fan, mirror light.



EXTERNALLY

GARDEN

A particular feature of this impressive Town residence is its generous garden areas.

To the front lies a level well maintained lawned area with decorative flower and shrub borders with paths to either side of the property leading to the rear.

The rear garden again has been landscaped and laid to lawn with patio and gravelled areas and offers great potential and a blank canvas to future Owners. The garden is private and not overlooked and enjoys a walled boundary with a gated entrance.

FRONT GARDEN



REAR GARDEN



GARDEN WORKSHOP

SUMMERHOUSE

PARKING AND DRIVEWAY

The property enjoys a Red brick and gated entrance with a tarmacadamed driveway with ample parking and turning space.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A highly impressive and sought after home in a convenient Town location. A must view.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

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

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.

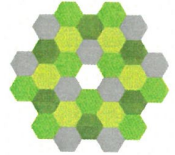
Services

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

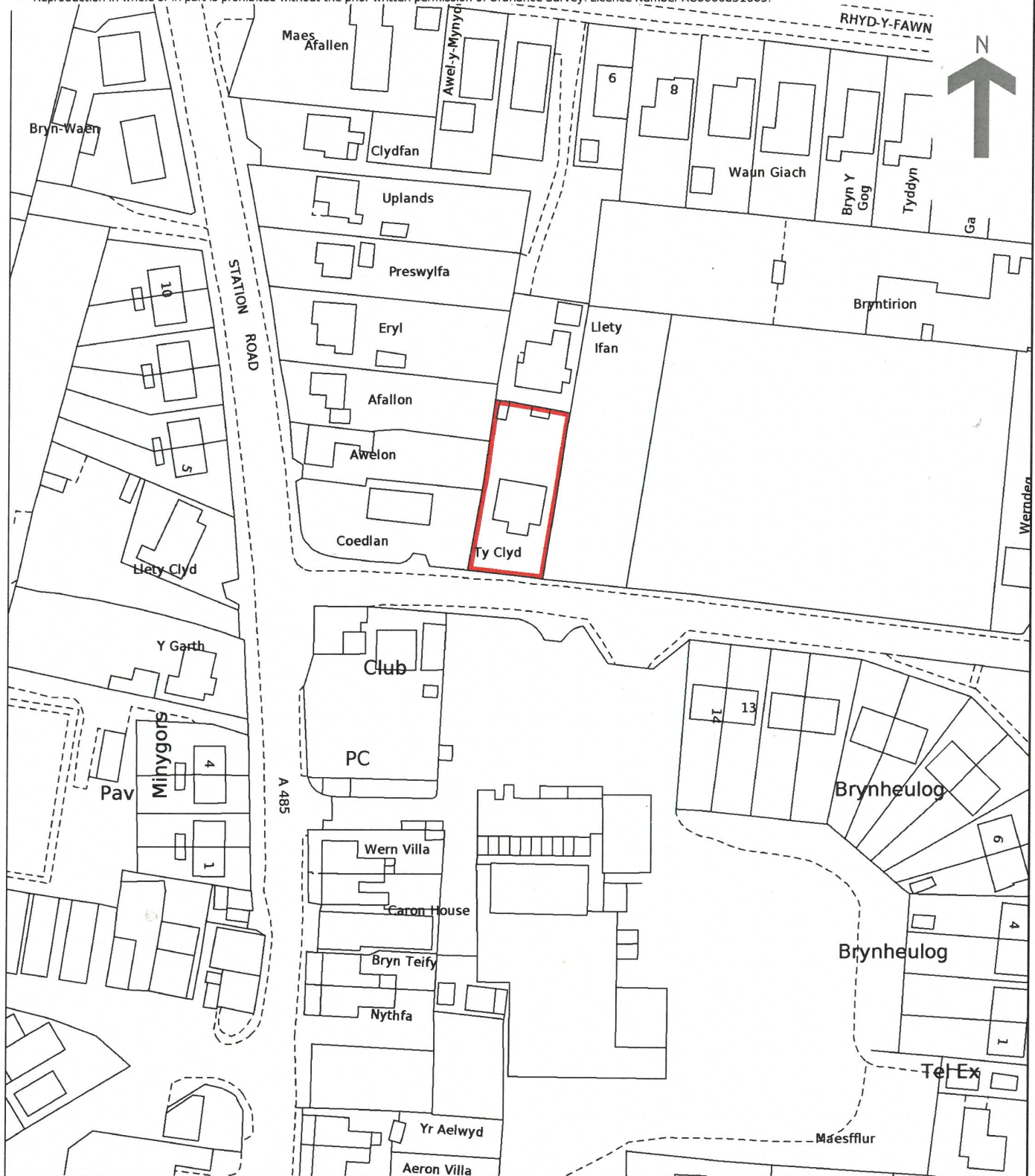
HM Land Registry

Official copy of title plan

Title number **CYM540954**
Ordnance Survey map reference **SN6760SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



©Crown Copyright. Produced by HM Land Registry.
Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000851063.



Council Tax: Band E

N/A

Parking Types: Driveway. Gated. Private.

Heating Sources: Central. Double
Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

**Has the property been flooded in last 5
years?** No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

**Are there any restrictions associated with
the property?** No

Any easements, servitudes, or wayleaves?
No

**The existence of any public or private
right of way?** No



Directions

From Tregaron Town Centre take the Aberystwyth road, pass the Rugby Club, and turn right onto Lon Groes. The property is the second on the 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'.

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

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[®]