

*A cosy country cottage set in a convenient edge of Town location. Tregaron, West Wales*



**Llety Feurig Cottage, Pentre, Tregaron, Ceredigion. SY25 6NF.**

**£120,000**

**REF: R/5047/LD**

\*\*\* No onward chain - Priced to sell \*\*\* A cosy and quaint mid terraced country cottage set in an idyllic edge of Town location \*\*\* 2 bedrooomed, 2 reception roomed accommodation \*\*\* In need of general modernisation but bursting with original character and charm \*\*\* Bespoke and traditional Oak Kitchen with slate worktops \*\*\* Solid fuel Rayburn Range, multi fuel stove, and electric heating

\*\*\* Enclosed raised lawned rear garden area with a mature hedge boundary, small patio area and a garden shed \*\*\* Courtyard area to the front \*\*\* On street parking only

\*\*\* Edge of Town location - Within walking distance to an excellent range of local facilities \*\*\* Perfectly suiting 1st Time Buyers or for retirement living \*\*\* A cottage deserving early viewing - Contact us today to view



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## LOCATION

Conveniently positioned on the edge of the popular and traditional Market Town of Tregaron which offers a good range of local facilities including Shops, Post Office, Doctors Surgery, Chemist, Public Houses and Places of Worship which nestles at the foothills of the Cambrian Mountains renowned for its outdoor pursuits including Bird watching, mountain biking and walking. The property lies some 8 miles North from the popular University Town of Lampeter and 16 miles inland from the larger Coastal Resort and Administrative Centre of Aberystwyth with National Retailers and Rail Networks.

## GENERAL DESCRIPTION

An idyllic mid terraced cottage set on the outskirts of the traditional Market Town of Tregaron. The property is bursting with its original character whilst offering 2 bedrooomed, 2 reception roomed accommodation. A particular feature of the property is its Bespoke kitchen with slate worktops and a solid fuel Rayburn Range.

To the rear lies a raised lawned garden area with a mature hedge boundary and a small garden shed.

The property is low maintenance and is within walking distance to a range of amenities.



## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## LIVING ROOM

13' 8" x 13' 3" (4.17m x 4.04m). With solid front entrance door, concreted flooring, imposing stone fireplace housing a multi fuel cast iron stove, enclosed staircase to the first floor accommodation with understairs storage cupboard, original beamed ceiling.



## LIVING ROOM (SECOND IMAGE)



## KITCHEN

15' 3" x 14' 7" (4.65m x 4.45m). With Bespoke fitted units with Belfast sink and slate worktops, Red and Black quarry tiled flooring, solid fuel Rayburn Range, fitted pantry.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



## INNER HALL

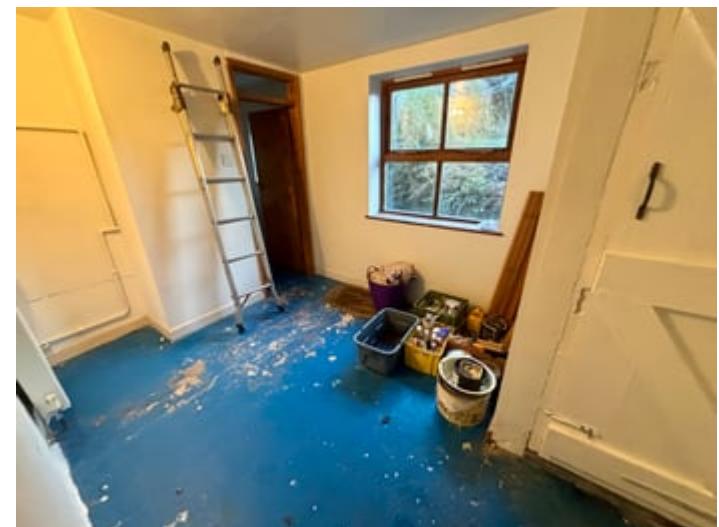
Leading to

## W.C.

With low level flush w.c., wash hand basin.

## GARDEN ROOM/RECEPTION ROOM 2

11' 8" x 7' 8" (3.56m x 2.34m). With radiator, concreted flooring, solid rear entrance door, picture window overlooking the rear garden.



## BATHROOM

Comprising of a panelled bath with shower over, pedestal wash hand basin.



**FIRST FLOOR****LANDING**

Leading to

**BEDROOM 2**

7' 3" x 6' 2" (2.21m x 1.88m). With roof window, original floor boards.

**BEDROOM 1**

13' 6" x 10' 10" (4.11m x 3.30m). With radiator, original floor boards.

**LOFT ROOM**

15' 1" x 8' 6" (4.60m x 2.59m). Built into the eaves with limited head height. Housing the hot water cylinder. This room offers potential for conversion if the roof was extended (subject to consent).



## EXTERNALLY

### REAR GARDEN

It offers a small patio area with steps leading onto a raised lawned garden with mature hedges and a small garden shed. It offers low maintenance but also great outdoor space.



### PARKING

There lies on street parking nearby.

### FRONT OF PROPERTY



## REAR OF PROPERTY



### AGENT'S COMMENTS

A cosy and idyllic mid terraced cottage in a popular Town 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 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, solid fuel Rayburn Range, single glazing, telephone subject to B.T. transfer regulations.

H.M. LAND REGISTRY

**TITLE NUMBER**

WA599183

ORDNANCE SURVEY  
PLAN REFERENCE

SN 6859

## Section A

Scale 1/1250  
Enlarged from 1/2500

~~COMMITTEE~~ ~~PRESIDED~~

~~DISTRICT~~ ~~GEREDIGION~~

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## **ADMINISTRATIVE AREA**

## CEREDIGION SIR CEREDIGION



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**Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.**



**Council Tax:** Band B

N/A

**Parking Types:** On Street.

**Heating Sources:** Wood Burner.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (59)

**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

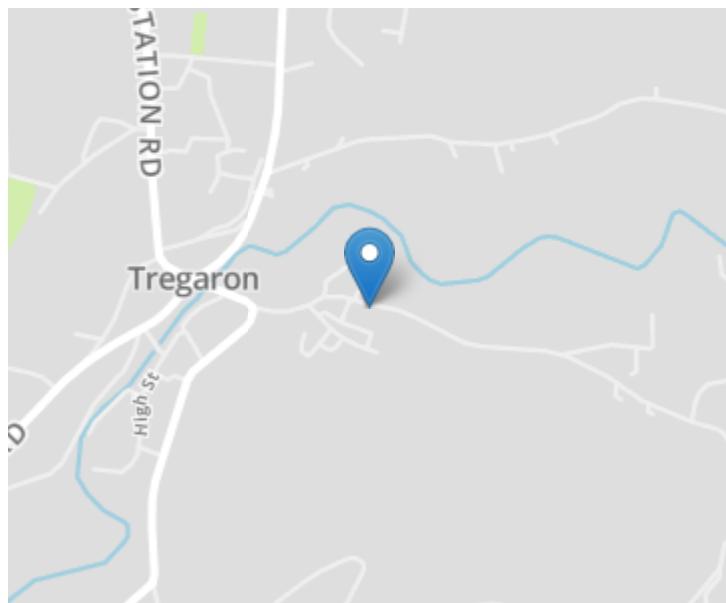
**Is the property listed?** No

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

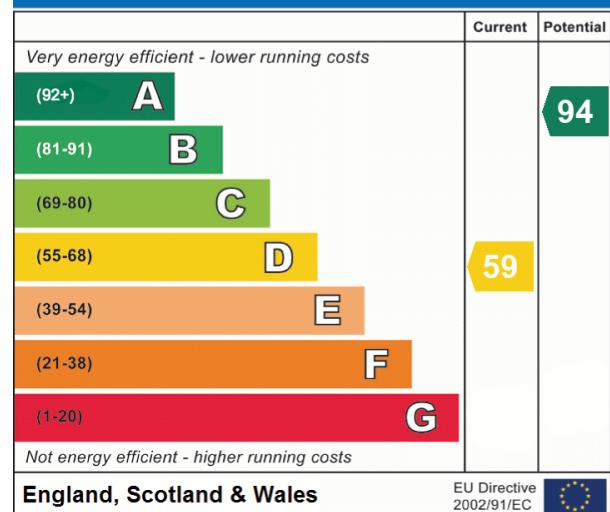
**Any easements, servitudes, or wayleaves?**

No

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



## Energy Efficiency Rating



## Directions

From Lampeter take the A485 road to Tregaron. Turn right over the bridge at the main square and bear left at the Talbot Hotel. Across the square continue onto the Abergwesyn road. After approximately 100 metres the property will be found on your right 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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**

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



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