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Since 1989

A quaint and cosy cottage set within the popular Market Town of Tregaron, West Wales



Troedyrhiw Isaf, Pentre, Tregaron, Ceredigion. SY25 6NB.

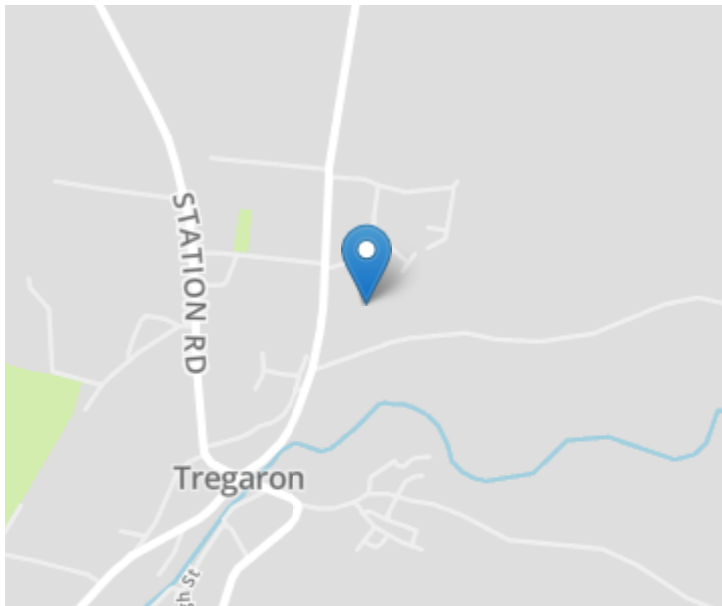
REF: R/3654/LD

£179,950

*** Mid terraced cottage in a prominent centre of Town location *** Tastefully refurbished yet retaining many of its original period character *** 2 double bedrooms with 2 stylish en-suites *** Ground floor open plan living - Full of original features

*** Well kept low maintenance gardens to the rear *** Large patio and pergola *** Garden shed - 10' x 8'

*** A short level walk to all Town amenities - As well as the renowned Talbot Hotel *** Nestled in the foothills of the Cambrian Mountains with range of outdoor pursuits *** A rare find and perfect getaway
*** Cottage delight - Low maintenance living



LOCATION

Tregaron is located in the Upper reaches of the Teifi Valley 12 miles North of the University Town of Lampeter, 18 miles from the Ceredigion Heritage Coastline at Aberaeron and 18 miles South of the University Town of Aberystwyth.



GENERAL DESCRIPTION

An appealing period mid terraced cottage offering stylish yet characterful 2 bedroomed, 2 en-suite accommodation along with ground floor open plan living space. The property is utterly charming and enjoys a central town location with amenities close by.

Private enclosed outdoor space. Essential with any Town house. Deserving viewing at early convenience and currently consists of the following:.

OPEN PLAN LIVING AREA

11' 7" x 17' 6" (4.45m x 5.33m) overall. With access via solid Oak front entrance door, slate flooring, original staircase to the first floor accommodation and understairs storage cupboard.



KITCHEN

17' 7" x 7' 4" (5.36m x 2.24m). A galley style kitchen with Bespoke pine fitted kitchen with pine worktops over, Belfast sink, space for electric cooker, extractor fan, original beams and slate flooring.



KITCHEN (SECOND IMAGE)**LIVING ROOM**

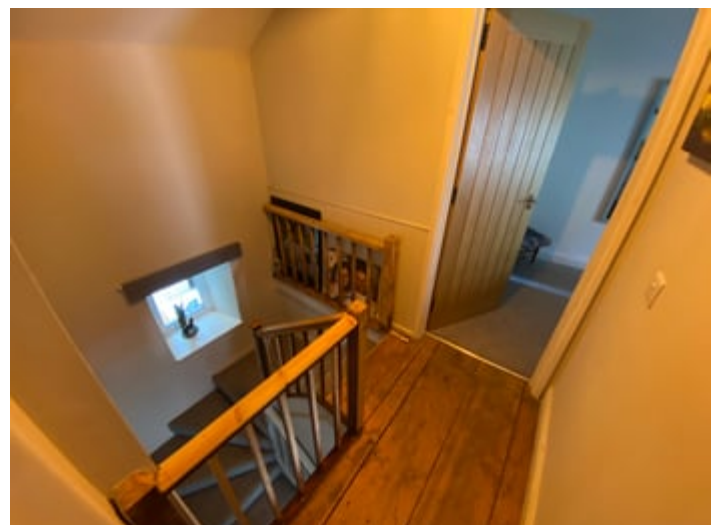
17' 8" x 8' 4" (5.38m x 2.54m). With oak strip flooring, brick feature fireplace with a stone hearth incorporating a solid fuel stove, original exposed beam ceiling, radiator, T.V. and telephone point, understairs storage cupboard.

**LIVING ROOM (SECOND IMAGE)****CONSERVATORY**

14' x 9' 7" (4.27m x 2.92m). Of UPVC construction with poly carbonate roof, double French doors leading to the garden and patio area.

**CONSERVATORY (SECOND IMAGE)****FIRST FLOOR****GALERIED LANDING**

Approached via the original timber staircase from the Living Area.



BEDROOM 1

12' 4" x 9' 9" (3.76m x 2.97m). With original 'A' frame beams.



EN-SUITE TO BEDROOM 1

With a stylish suite comprising of a walk-in shower unit with antique style fittings, low level flush w.c., vanity unit with wash hand basin, original 'A' frame beams, chrome heated towel rail and extractor fan.



BEDROOM 2

12' 4" x 10' 0" (3.76m x 3.05m). With night storage heater, oak stripped flooring, original 'A' frame beams.



EN-SUITE TO BEDROOM 2

A stylish suite comprising of a walk-in shower unit with antique style fittings, low level flush w.c., vanity unit with wash hand basin, original 'A' frame beams, chrome heated towel rail, extractor fan, Velux roof window.



EXTERNALLY

COTTAGE GARDEN

A particular feature of this property is its low maintenance rear enclosed garden being laid to paved paths, large patio area with Pergola over, outside electric points, and also benefiting from a side pedestrian access point. Utterly delightful.

GARDEN SHED

10' 0" x 8' 0" (3.05m x 2.44m). (by separate negotiation)



WASH ROOM

An outdoor facility with wash hand basin and newly fitted low level flush w.c.

FRONT OF PROPERTY



AGENT'S COMMENTS

Cosy cottage. Full of character.

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'.

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. Proceed to Tregaron. Once reaching Tregaron Square bear right over the bridge, passing the Post Office on the left hand side, and keeping the Talbot Hotel on the right hand side, taking the Tregaron mountain road towards Abergwesyn. The property will be found on the left hand side opposite the entrance to the main Town Car Park, 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 our properties are also available to view 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	51
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	