

Regulated by:



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A deceptive 4 bedroomed detached house in a pleasant Village location. Llangeitho. West Wales



Gorffwysfa, Llangeitho, Tregaron, Ceredigion. SY25 6SU.

REF: R/2821/LD

£187,500

- *** No onward chain *** Pleasant Village location *** Deceptively surprisingly large Family home
- *** 4 bedroomed, 2 bathroomed accommodation

- *** Integral garage and off street parking *** Low maintenance enclosed rear garden with a private patio and raised beds

- *** Popular Village location with Shop, Café and Public House *** Level walking distance to the Village Primary School *** Convenient position - A short drive to Tregaron, Lampeter and Aberaeron *** Traditional detached house - A must view

LOCATION

Llangeitho is located in the upper Aeron Valley, 9 miles from the Georgian Coastal and Harbour Town of Aberaeron, 8 miles from the University Town of Lampeter, 7 miles from Felinfach and 3 miles from the popular Market Town of Tregaron. Llangeitho offers a Convenience Store, Café, Junior School, Public House, Garage and Places of Worship.

GENERAL DESCRIPTION

The property enjoys a centre of Village location. Llangeitho boasts a Village Primary School, Shop, Café, Public House and Places of Worship. The property itself is deceptive in size and offers 4 bedrooomed, 2 bathroomed accommodation on the first floor and ample living accommodation, along with a useful and essential integral garage.

Externally it enjoys a patio area and an enclosed garden with raised beds. In all a property worthy of early viewing and currently consists of the following:-

RECEPTION HALL

Having access via UPVC glazed entrance door, radiator, staircase to the first floor accommodation with understairs storage cupboard.

LIVING ROOM

12' 1" x 12' 2" (3.68m x 3.71m). With double glazed windows to the front and rear, open fireplace set over a tiled hearth with wooden mantle, radiator.



KITCHEN

12' 0" x 11' 10" (3.66m x 3.61m). A modern fitted kitchen with wall and floor units with work surfaces over, 1 1/2 stainless steel sink and drainer unit, electric oven with extractor hood over, walk-in pantry rear entrance door.



KITCHEN (SECOND ANGLE)



DINING ROOM

9' 0" x 14' 2" (2.74m x 4.32m). With double aspect windows, two built-in storage cupboards, radiator.



FIRST FLOOR

FRONT LANDING

Leading to

BEDROOM 1

13' 8" x 13' 8" (4.17m x 4.17m). With built-in wardrobes, access to the loft space, radiator.



EN-SUITE SHOWER ROOM

Having a 3 piece suite comprising of a shower cubicle, low level flush w.c., pedestal wash hand basin, radiator, shaver light and point.



BEDROOM 2

10' 6" x 10' 1" (3.20m x 3.07m). With built-in wardrobes, radiator.



BEDROOM 3

11' 4" x 10' 5" (3.45m x 3.17m). With double glazed windows to the front, built-in wardrobes and shelving, radiator.



BEDROOM 4

9' 3" x 6' 5" (2.82m x 1.96m). With radiator.



BATHROOM

7' 8" x 7' 4" (2.34m x 2.24m). Having a 4 piece suite comprising of a panelled bath, low level flush wc., pedestal wash hand basin, shower cubicle with splash boarding, tiled walls.



EXTERNALLY

INTEGRAL GARAGE

With up and over door and rear service door, power and lighting connected, fitted work benches.



EXTERNAL BOILER ROOM

With oil fired central heating boiler and storage areas.

EXTERNAL UTILITY ROOM

With plumbing and space for automatic washing machine and tumble dryer.

GARDEN

To the rear and side of the property lies an enclosed low maintenance garden area with a pleasant patio area leading down to a small lawned garden with raised beds.



PATIO AREA



PARKING AND DRIVEWAY

On street parking to the front of the property.

FRONT OF PROPERTY



AGENT'S COMMENTS

A well positioned Family home in a popular Village.

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 - 'E'.

Services

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

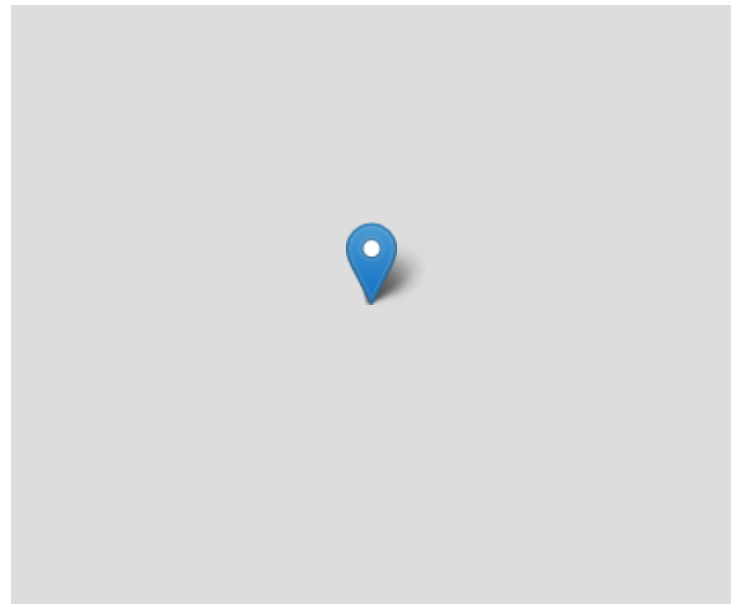
Directions

From Lampeter take the A485 North from Llangybi, to Llanio, turning left onto the B4578 at Llanio. Continue to Stags Head. At Stags Head crossroads turn left again at the Garage and continue down into the Village of Llangeitho and the property will be located on your left hand side opposite the Village Hall, 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	