

*A nicely positioned end of terrace 3 bedroomed house with enclosed rear garden and parking.
Llangeitho, West Wales*



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

£200,000

REF: R/5134/LD

*** A nicely positioned end of terrace Village residence *** Comfortable 3 bedroomed accommodation
*** Solid fuel central heating and UPVC double glazing

*** Enclosed and private garden area *** Small patio area *** Newly created off street parking area for
up to three vehicles

*** Perfectly suiting 1st Time Buyers/Investment Purchasers or Family Occupiers *** Highly desirable
Centre of Village location with Village Shop, Cafe, Public House, Junior School and Places of Worship ***
Viewing recommended - Contact us today to view



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

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

A nicely positioned and deceptively spacious 3 bedroomed end of terrace property which has retained many of its original character features and charm. The property offers 3 bedroomed accommodation along with solid fuel central heating and double glazing.

Externally it enjoys an enclosed and private rear garden area with newly created parking for up to three vehicles.

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 wooden flooring, original beamed ceiling, open fireplace with a cast iron multi fuel stove and tiled hearth, patio doors to the rear garden area, radiator.



KITCHEN

14' 7" x 8' 5" (4.45m x 2.57m). A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, integrated oven and 4 ring hob with extractor hood over, multi fuel stove with a back boiler, plumbing and space for automatic washing machine, tumble dryer and dishwasher.



KITCHEN (SECOND IMAGE)**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, Velux roof window, radiator, newly carpeted.

**BEDROOM 3**

9' 7" x 5' 9" (2.92m x 1.75m). With radiator, newly carpeted.

**BEDROOM 2**

9' 8" x 9' 1" (2.95m x 2.77m). With radiator, newly carpeted.

**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 a patio area leading up to a level lawned area, all being fenced and secure, with a gate opening onto a newly created parking area.



PARKING AND DRIVEWAY

Parking beside the property which has recently been extended to offer three parking spaces.



FRONT OF PROPERTY



AGENT'S COMMENTS

A nicely positioned Village residence with ample parking and a private garden area.

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 - 'C'.

MONEY LAUNDERING REGULATIONS

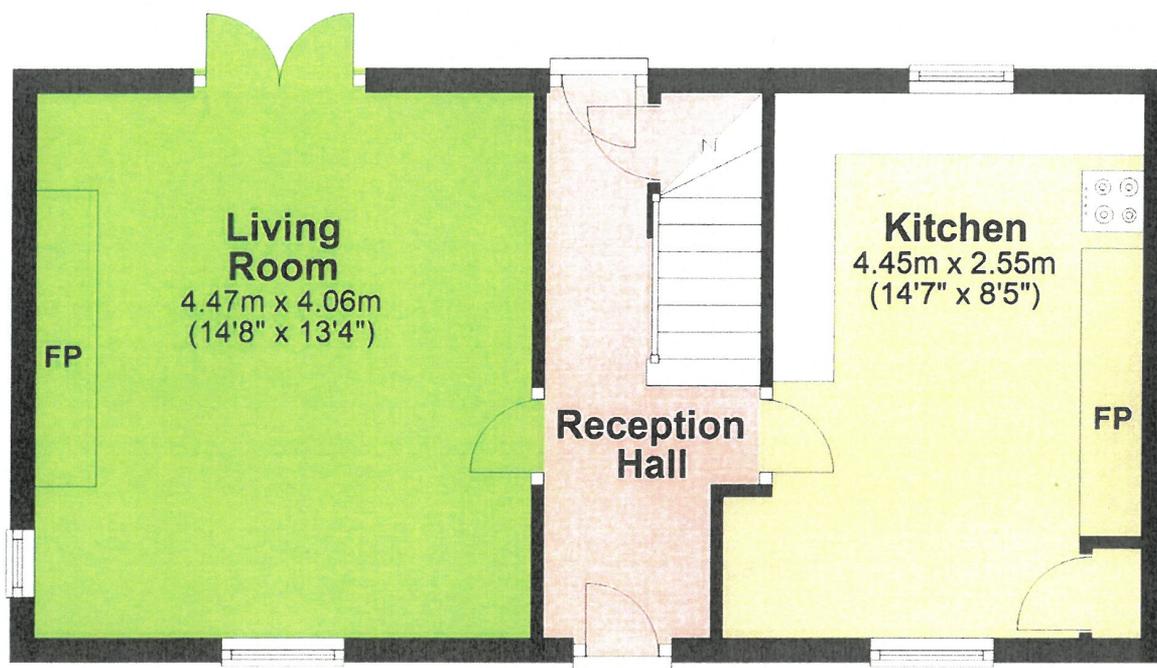
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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 central heating, double glazing, telephone subject to B.T. transfer regulations.

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

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Off Street. Private.

Heating Sources: Double Glazing. Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (48)

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 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

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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