

A substantial and imposing edge of Town residence. Tregaron, West Wales



Poplar, Dewi Road, Tregaron, Ceredigion. SY25 6JW.

£285,000

REF: R/3924/LD

*** Character and convenience *** A substantial and imposing edge of Town residence *** Traditional 4 bedrooomed accommodation with generous living quarters *** Oil fired central heating and high speed Fibre Broadband *** New electrics throughout *** New chimney and flashing *** Modern kitchen and bathroom *** Retaining many of its period features

*** Stone and slate outhouse offering great conversion opportunity (subject to consent) *** Extensive walled grounds laid mostly to lawn with various flower and shrub beds *** Established vegetable garden with raised beds, greenhouse and fruit cage *** Secure Dog friendly garden *** Tarmacadamed driveway with parking for multiple vehicles

*** Edge of popular Market Town of Tregaron *** Convenient yet private *** Perfect Family home *** Walking distance to the Town



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LOCATION

The property is 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, Doctor's Surgery, Chemist, Public House and Places of Worship.

The property nestles in the foothills of the Cambrian Mountains renowned for their outdoor pursuits, including Bird watching, mountain biking and walking, and lies some 11 miles North from the popular University and Market Town of Lampeter and 18 miles inland from the large University Town Coastal Resort and Administrative Centre of Aberystwyth with its national Retailers and Rail Networks.

GENERAL DESCRIPTION

Poplar is a traditional and imposing Family home positioned on the outskirts of the popular Town of Tregaron. The property itself sits within a private plot yet being within walking distance to the Town's amenities.

Internally it offers 4 bedroomed accommodation along with generous living quarters. It enjoys a modern kitchen and bathroom, oil fired central heating and high speed Fibre Broadband.

Within the grounds it enjoys a level lawned garden with various flower and shrub beds and an established vegetable garden with raised beds and greenhouse.

In all it offers great potential. A perfect Family home in a convenient position.

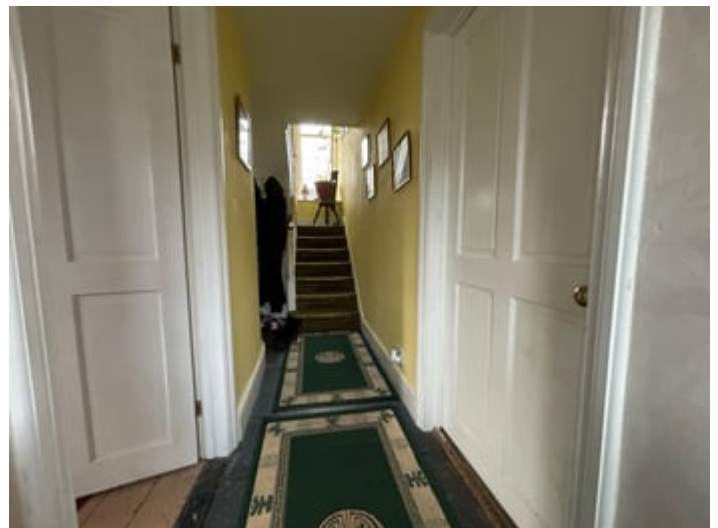


THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a hardwood double glazed front entrance door, original flagstone flooring, radiator, original timber staircase to the first floor accommodation, understairs storage cupboard.



DINING ROOM

11' 9" x 11' 4" (3.58m x 3.45m). With wooden flooring, double panelled radiator, feature curved wall, double aspect windows.



LIVING ROOM

12' 9" x 12' 7" (3.89m x 3.84m). With inglenook fireplace housing a cast iron wood burning stove on a tiled hearth with feature stone wall and chimney breast, double panelled radiator, carpeted with flagstone flooring underneath.



KITCHEN

15' 8" x 10' 7" (4.78m x 3.23m). A modern fitted kitchen with wall and floor units with laminated work surfaces over, fitted breakfast bar, stainless steel 1 1/2 sink and drainer unit, space for dishwasher, free standing electric cooker with overhead hood.



KITCHEN (SECOND IMAGE)



REAR PORCH/UTILITY ROOM

Accessed via a stable door from the Kitchen area with plumbing and space for washing machine, side entrance door to the garden.

CLOAKROOM

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

OFFICE



9' 4" x 7' 5" (2.84m x 2.26m). With radiator.

FIRST FLOOR

LANDING

With newly fitted 9ft double glazed window providing fantastic light into the property, access to the loft space via a drop down ladder.



LOFT SPACE

10' 0" x 8' 0" (3.05m x 2.44m). Floored storage within larger space with electricity connected. Potential for conversion to provide further accommodation (subject to consent).

PRINCIPLE BEDROOM 1

11' 9" x 9' 8" (3.58m x 2.95m). With radiator.



FRONT BEDROOM 2



9' 8" x 9' 5" (2.95m x 2.87m). With radiator, view from window over the front garden.

BATHROOM

A modern and fully tiled suite with a pea shaped panelled bath with central taps and Triton shower over and a glazed screen, low level flush w.c., pedestal wash hand basin, heated towel rail, underfloor heating, airing cupboard with shelving and radiator, security/sensor lighting.



FRONT BEDROOM 3



10' 3" x 9' 6" (3.12m x 2.90m). With radiator, double aspect windows overlooking the front garden, original picture rail, exposed cast iron fireplace.

REAR BEDROOM 4

9' 8" x 9' 3" (2.95m x 2.82m). With radiator, Victorian cast iron open fireplace.



EXTERNALLY

STONE AND SLATE OUTHOUSE

Providing a great conversion opportunity for further accommodation, holiday let, studio (subject to consent being granted by the Local Planning Authority). The outhouses are currently split into two separate compartments:-



WORKSHOP

16' 0" x 12' 0" (4.88m x 3.66m). With electricity connected, double entrance door.

WORK ROOM

14' 6" x 9' 9" (4.42m x 2.97m). With electricity connected and entrance door.

GARDEN

A particular feature of this impressive Town residence is its walled garden area being laid to level lawned areas with a fantastic range of flower and shrub borders and an established vegetable and fruit garden with newly raised beds, a GREENHOUSE (8' x 8') and a fruit cage.

PLEASE NOTE: The garden is newly fenced therefore being Dog proof and has easy access with a pathway leading up to the main entrance from the parking area.



PARKING AND DRIVEWAY

A tarmacadamed driveway provides parking space for a number of vehicles.

FRONT OF PROPERTY



AGENT'S COMMENTS

The most perfect Family home on the edge of this popular Market Town.

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 - '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, telephone subject to B.T. transfer regulations, good high speed Fibre Broadband available.

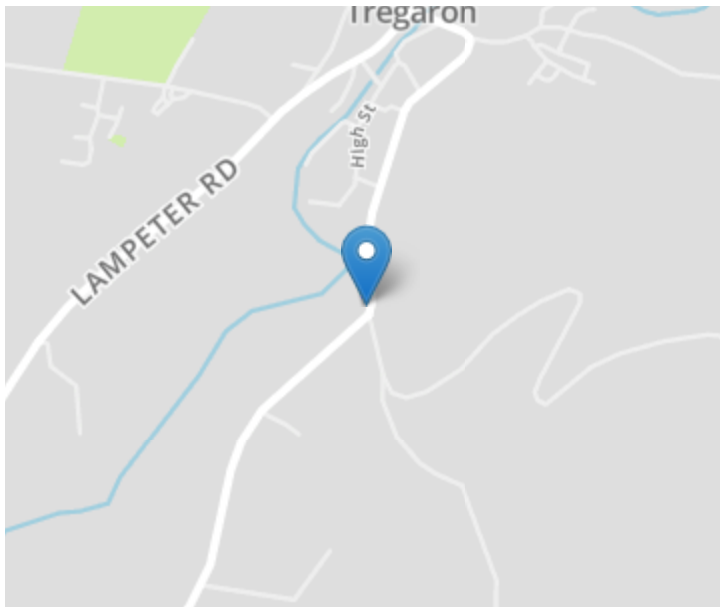
Directions

From the main square in Tregaron at the Talbot Hotel take the Llanddewi Brefi road. Continue for 0.5 of a mile and the property will be found on leaving the Town 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

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'.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	45	
(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 :

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