

Regulated by:



Since 1989

A character and deceptive 4 bedroomed cottage in a popular Town location. Tregaron, West Wales



4 Well Street, Doldre, Tregaron, Ceredigion. SY25 6LA.

REF: R/2868/LD. OFFERS OVER

£200,000

*** No onward chain *** Character end of terrace cottage *** Deceptive 4 bedroomed accommodation *** Cosy and well positioned with amenities on your doorstep *** Idyllic and traditional stone cottage with latter extension *** Privately owned solar panels with electric heating and double glazing

*** Extensive well stocked gardens with large patio and various garden stores *** Stone and slate workshop *** Bordering the River Brennig with breathtaking scenery with a lawned River meadow *** Private off street parking leading from a shared driveway

*** Sought after location - Quiet residential district of Tregaron *** Country living with the convenience of a Town *** Picture perfect Welsh cottage *** Contact us to view today

LOCATION

Well positioned just off the Town Centre of Tregaron, within walking distance of a good range of local facilities, including Primary and Secondary Schooling, Doctors Surgery, Chemist, Shops, Public Houses and Places of Worship, 8 miles from the University Town of Lampeter, and 16 miles from the larger Shopping Centre and Town of Aberystwyth. Tregaron nestles in the foothills of the Cambrian Mountains which is renowned for its country pursuits and breathtaking scenery.

GENERAL DESCRIPTION

The placing of this property on the open market offers an unique opportunity to acquire a full of character and substantial 4 bedroomed end of terrace cottage. The cottage offers comfortable accommodation along with privately owned solar panels, electric heating and double glazing.

Externally it enjoys an extensive plot bordering the River Brennig with breathtaking scenery and a well stocked garden. In all highly desirable, in a sought after residential locality, and close to al local amenities.

The accommodation at present offers more particularly the following:-

LIVING ROOM

14' 0" x 11' 9" (4.27m x 3.58m). With a feature brick open fireplace, staircase to the first floor accommodation, solid front entrance door, deep window sills, Oak stripped flooring, electric wall heater, feature timber beamed ceiling.



LIVING ROOM (SECOND ANGLE)



DINING ROOM

14' 2" x 8' 8" (4.32m x 2.64m). With a brick feature fireplace with a ceramic multi fuel stove on a slate hearth, electric wall heater, feature timber beamed ceiling, deep window sills.



UTILITY ROOM

With fitted wall cupboards and worktops, plumbing and space for an automatic washing machine and tumble dryer.

GROUND FLOOR W.C.

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



SHOWER/WET ROOM

With walk-in wet room facility, Mira shower, pedestal wash hand basin, low level flush w.c., free standing body dryer, heated towel rail, extractor fan, part boarded walls.



KITCHEN

14' 4" x 8' 8" (4.37m x 2.64m). With a period country style kitchen with a range of wall and floor units, electric cooker point and space, stainless steel sink and drainer unit, Morso fuel stove, double aspect windows to the rear and side, rear entrance door.



KITCHEN (SECOND ANGLE)



FIRST FLOOR

GALLERIED LANDING

With access to the loft space.

BEDROOM 1

15' 3" x 8' 6" (4.65m x 2.59m). With electric wall heater, Velux roof window.

**BEDROOM 2**

12' 1" x 10' 7" (3.68m x 3.23m). With electric wall heater, Velux roof window.

**BEDROOM 3**

10' 9" x 7' 7" (3.28m x 2.31m). With electric wall heater, built-in cupboards.

**W.C. - FIRST FLOOR**

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

**BEDROOM 4**

12' 0" x 8' 7" (3.66m x 2.62m). With built-in wall to wall wardrobes and cupboard space, access to loft space, picture window enjoying views over the rear garden, electric wall heater.



EXTERNALLY

GARDEN

A truly idyllic setting. A particular feature of this most charming country cottage is its extensive garden lying to the rear of the property and bordering the River Brennig with breathtaking scenery. The garden itself is private and being well stocked with a range of flower and shrub borders, along with a mature hedge boundary. The garden benefits from an ornamental pond and a large patio area. Ideal for those Summer evenings and outdoor entertaining.

To the rear of the garden lies a range of useful aluminum garden stores that leads down to the River meadow, being totally private and peaceful. In all a highly desirable property in a sought after residential locality within the Town and close to all everyday amenities.



GARDEN (SECOND ANGLE)



GARDEN (THIRD ANGLE)



PATIO AREA



RIVER BRENNIG



RIVER



GREENHOUSE

4' 0" x 8' 0" (1.22m x 2.44m).

GARDEN SHED

7' 0" x 5' 0" (2.13m x 1.52m). With electricity connected.



VARIOUS ALUMINUM GREENHOUSES

Consisting of three outbuildings measuring approximately 10' x 8' with electricity connected.

LOG STORE

WORKSHOP

10' 0" x 10' 0" (3.05m x 3.05m). A semi detached stone and slate workshop located opposite the property and benefiting from its own separate electricity supply with fitted work bench and shelving.



PARKING AND DRIVEWAY

Located adjacent to the property lies a shared driveway leading to an off street parking area for up to 3 vehicles.



AGENT'S COMMENTS

A highly sought after property in a convenient centre of 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 is listed under the Local Authority of Ceredigion County Council. Council Tax Band property - 'D'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric heating, privately owned solar panels, timber framed double glazed windows, telephone subject to B.T. transfer regulations, Broadband available.

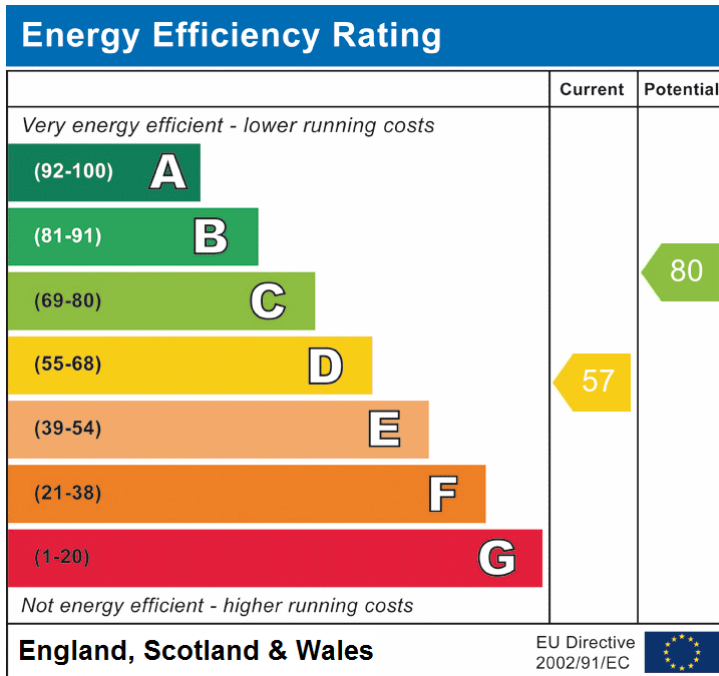
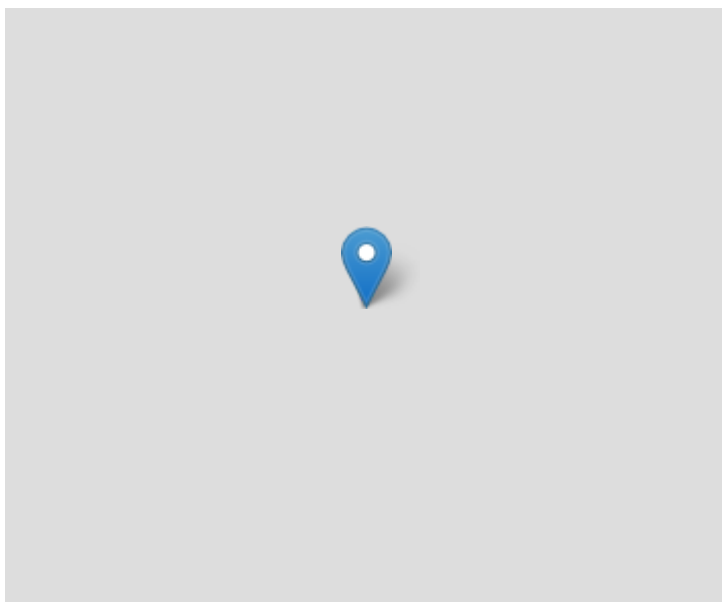
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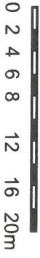
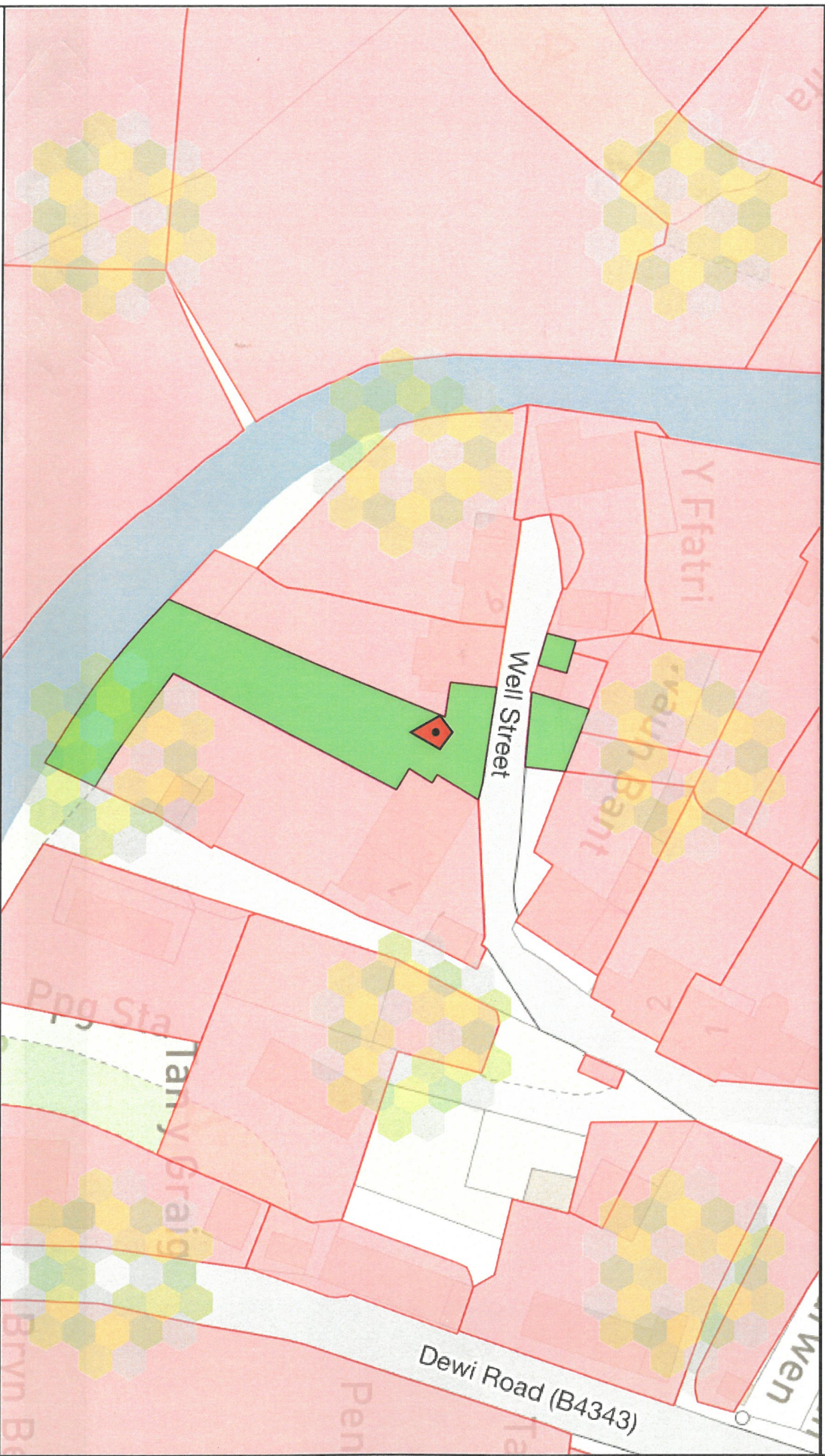
From Lampeter take the A485 North to Tregaron. On reaching the Town turn right at the crossroads. Proceed past the Talbot Hotel and head down Dewi Road. Turn right immediately after the Garage down a 'No Through' road signposted Doldre. Continue on this lane for approximately 150 yards and the property will be found 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 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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Map scale 1:625

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