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Nicely tucked away. A refurbished 2 bedroomed cottage with surprisingly large grounds. Tregaron, West Wales



Ty Ni, Doldre, Tregaron, Ceredigion. SY25 6JZ.

REF: R/2699/LD

£162,500

*** Nicely tucked away - Yet convenient *** Refurbished 2 bedroomed semi detached cottage *** Picturesque location with surprisingly large grounds *** Modernised yet in keeping - With brand new kitchen and shower room *** Good insulative qualities - With air source heating and internal wall insulation

*** Detached garage, outhouse and ample parking *** Peaceful river frontage *** Garden - Providing a blank canvas - Laid to lawn *** Delightfully charming - Suiting 1st Time Buyers or for country retirement

*** Short walk to all Town amenities and nestling at the foothills of the Cambrian Mountains *** Move straight in - No work needed

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, Public House and Places of Worship.

GENERAL DESCRIPTION

Here we have on offer a delightfully positioned traditional semi detached Welsh cottage enjoying surprisingly spacious 2 bedroomed accommodation along with 2 separate reception rooms, all of which being fully refurbished in recent years, and benefiting from air source heating and internal wall insulation.

The property is positioned on the outskirts of the Town in a small residential area of Doldre. The garden is surprisingly large, laid to lawn, but offers a blank canvas with great opportunities. The property deserves to be viewed at your earliest convenience and currently consists of the following:-

Ground Floor

KITCHEN

9' 8" x 9' 2" (2.95m x 2.79m). With a brand new Shaker style fitted kitchen with wall and floor units with hardwood work surfaces over, stainless steel 1 1/2 sink and drainer unit with tiled splash backs, tiled flooring, Kenwood cooker stove (available by separate negotiation), Valiant air source heating system, four electric double sockets, UPVC entrance door to the rear garden.



BATHROOM

9' 4" x 6' 6" (2.84m x 1.98m). A newly fitted suite comprising of a double shower cubicle with non slip flooring, splash panel boarding, low level flush w.c., pedestal wash hand basin, radiator.



LIVING ROOM

15' 10" x 13' 6" (4.83m x 4.11m). Refurbished with a brick fireplace incorporating a large multi fuel stove, large radiator, sliding patio doors to the rear patio and garden area, five electric double sockets, understairs storage cupboard.



REAR SITTING ROOM/POSSIBLE BEDROOM 3

13' 5" x 7' 6" (4.09m x 2.29m). With radiator, pine boarded floor, half glazed front entrance door, three electric double sockets.



INNER HALLWAY

With staircase to the first floor accommodation, radiator, window overlooking the garden.

FIRST FLOOR

LANDING

With double door airing cupboard.

BEDROOM 1

11' 0" x 7' 0" (3.35m x 2.13m). With radiator, view over the garden.



BEDROOM 2

11' 6" x 8' 10" (3.51m x 2.69m). With radiator.



W.C.

With low level flush w.c., wash hand basin, wood panelled walls.



EXTERNALLY

DETACHED GARAGE

16' 0" x 10' 0" (4.88m x 3.05m).



STONE AND SLATE OUTHOUSE

10' 0" x 7' 0" (3.05m x 2.13m). With electricity connected.



GARDEN

A blank canvas. A surprisingly large lawned garden offering great possibilities with a large patio area. The garden is a

particular feature of the property and truly sets it aside from others on the market.



PARKING AND DRIVEWAY

The property enjoys a right of way leading to the garden and onto the parking area.

FRONT GARDEN

To the front of the property lies Pedestrian access only with a picturesque view point over the River Teifi.

FRONT OF PROPERTY



VIDEO

Virtual Video available on our Website – www.morgananddavies.co.uk

AGENT'S COMMENTS

Prepare to be impressed. A delightful fully refurbished cottage.

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 - C.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, air source heating, telephone subject to B.T. transfer regulations, Broadband available.

Directions

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, taking the right hand turning down Well Street. Take the right again, through a shared access way, where you will find a gated entrance to Ty Ni, as identified by the Agents 'For Sale' board.

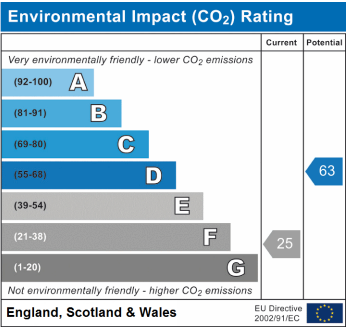
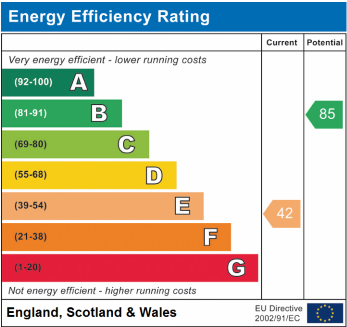
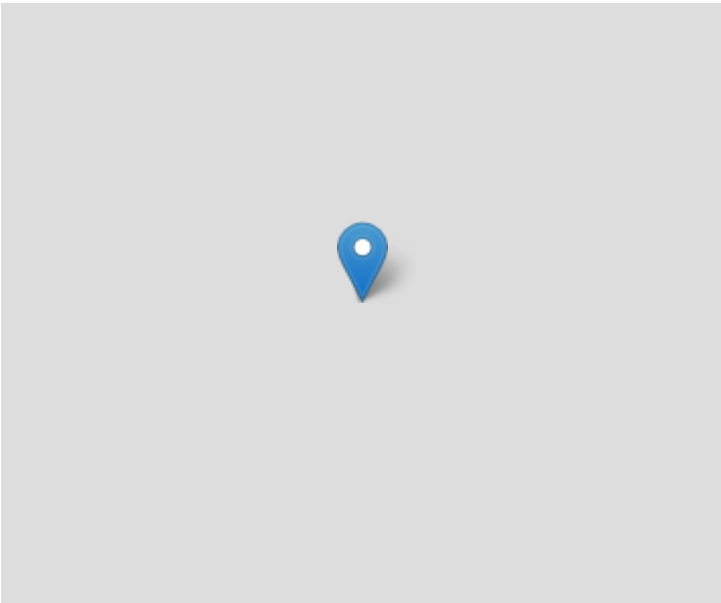
VIEWING: Strictly by prior appointment only. Please contact

our Lampeter Office on 01570 423 623 or
lampeter@morgananddavies.co.uk

Virtual Video available on our Website –
www.morgananddavies.co.uk

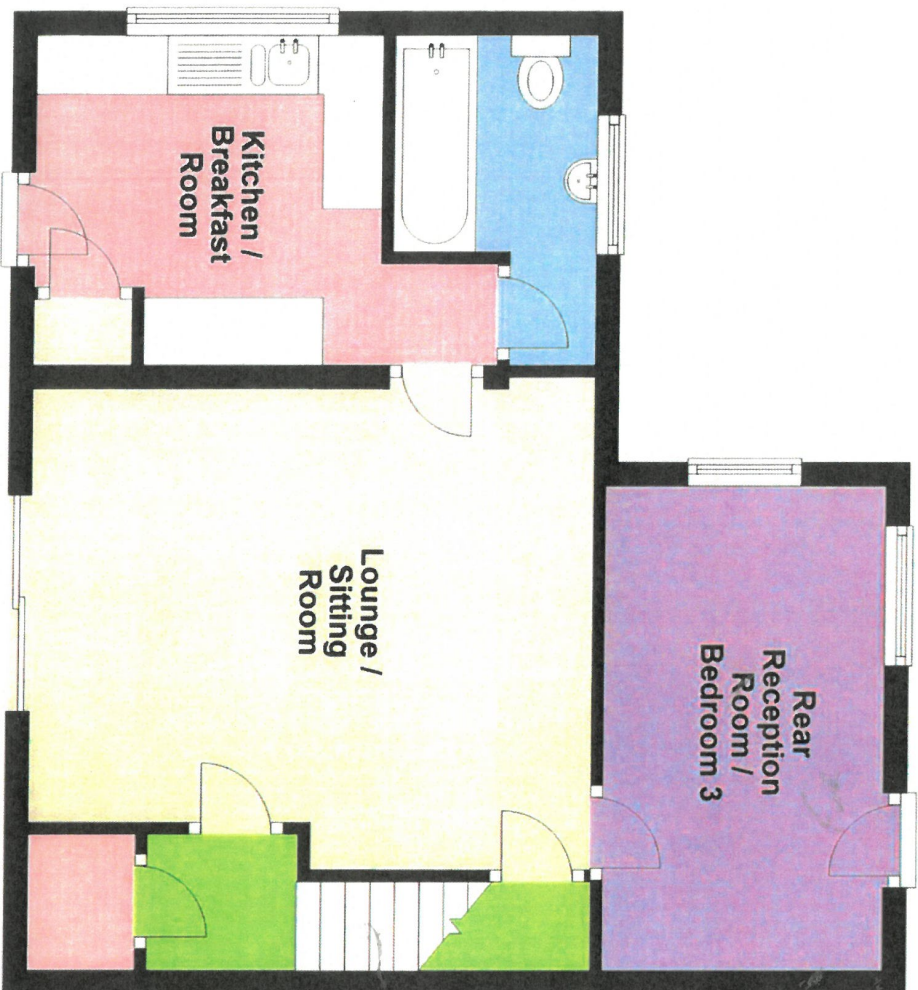
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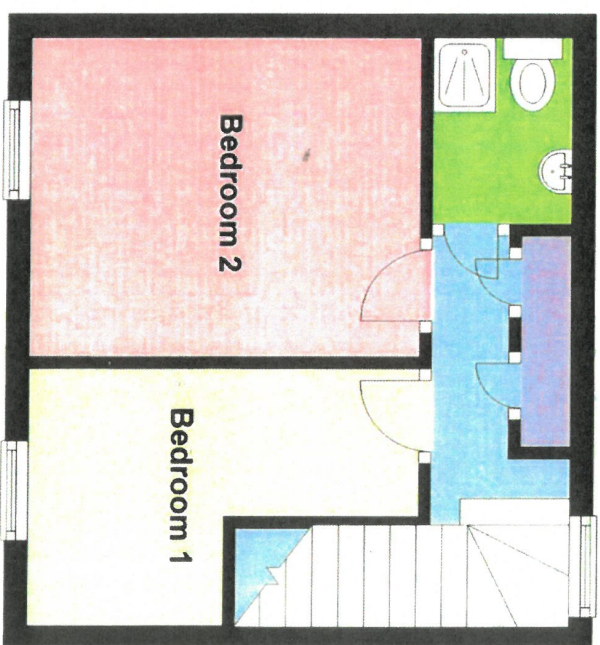
Ground Floor

Approx. 47.6 sq. metres (511.9 sq. feet)



First Floor

Approx. 22.5 sq. metres (242.6 sq. feet)



Total area: approx. 70.1 sq. metres (754.5 sq. feet)

For illustration purposes only, floor-plan not to scale and measurements are approximate
Plan produced using PlanUp.