

*Fine rural position. An improvable split level 3 bedroomed country detached bungalow set in mature grounds. Aeron Valley, West Wales*



**Y Garth, Llangeitho, Tregaron, Ceredigion. SY25 6QU.**

**£295,000**

**REF: R/3786/LD**

\*\*\* No onward chain \*\*\* Rural position - Yet within walking distance to Village amenities \*\*\* Split level 3 bedroomed detached country bungalow \*\*\* New Roof 2004 \*\*\* Set in mature grounds with terraced front garden \*\*\* Large veranda/patio with far reaching views over the Aeron Valley \*\*\* Surrounded by open farmland - Peaceful setting \*\*\* Superfast Broadband

\*\*\* In need of general modernisation and sympathetic updating \*\*\* Possible annexe - With two Kitchens in place \*\*\* Oil fired central heating, double glazing and Broadband available \*\*\* Tarmacadamed driveway with plentiful parking

\*\*\* An opportunity for the perfect Family home or for multi generational living \*\*\* Short drive to Tregaron and Lampeter \*\*\* Popular Village benefiting from Cafe, Shop, Public House and Places of Worship \*\*\* Delightful and well positioned property - A must view



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## LOCATION

Y Garth is a must view property located just on the outskirts of Llangeitho in the upper reaches of the Aeron Valley which offers a Junior School, Shop, Tea Room, Public House and Places of Worship, a small Garage, and a Petrol Station at Stags Head. The Market Town of Tregaron lies within 3 miles, the University and Market Town of Lampeter is within 8 miles to the South, and the University Town Coastal Resort and Administrative Centre of Aberystwyth is some 16 miles to the North, and is within easy reach of the Cardigan Bay Coastline. The property itself enjoys fantastic views down the Aeron Valley.

## GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this delightfully positioned detached bungalow offering split level accommodation with the possibility for an annexe. The property is currently laid out to offer 3 bedroomed, 2 bathroomed, 2 kitchen accommodation and enjoys far reaching views down the Aeron Valley. The property is in need of general modernisation and updating but offers great potential and a fantastic opportunity.

The garden has been left to nature in recent years but offers privacy, mature shrubbery and plants, all landscaped, and leading down to a small pond. To the rear it benefits from a patio, greenhouse and a garden shed, all of which being private and surrounded by open farmland.

The property in particular offers the following.

## THE ACCOMMODATION

### FRONT ENTRANCE PORCH

With UPVC front entrance door with side glazed panel.

## RECEPTION HALL

With glazed partition, steps leading to the Bedroom area, large cloak cupboard.



## LIVING ROOM

27' 5" x 12' 4" (8.36m x 3.76m). With 10ft sliding patio doors to the front patio area, large picture window, modern tiled open fireplace, two radiators, part tongue and groove ceiling and walls.



## LIVING ROOM (SECOND IMAGE)





## SUN ROOM

12' 10" x 9' 4" (3.91m x 2.84m). With patio doors opening onto the front patio area, rear service door, radiator.



## REAR BEDROOM 1

11' 7" x 9' 4" (3.53m x 2.84m). With radiator, views over the rear garden, built-in wardrobes.



## MAIN KITCHEN

11' 1" x 9' 1" (3.38m x 2.77m). A period fitted Kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric oven, 4 ring gas hob with extractor hood over, rear entrance door, radiator, tiled flooring.



## SHOWER ROOM

A fully tiled 3 piece suite with a shower cubicle with Dimplex shower, vanity unit with wash hand basin, bidet, radiator.



## SEPARATE W.C.

With low level flush w.c., radiator.

## INNER HALLWAY

With two steps leading from the Reception Hall.

## FAMILY BATHROOM

A fully tiled 3 piece suite with a pine panelled bath, low level flush w.c., pedestal wash hand basin, radiator, two large vanity units with a fitted dressing table, shaver light and point.



## REAR BEDROOM 2

11' 6" x 9' 1" (3.51m x 2.77m). With built-in sliding fitted wardrobes with shelving and hanging areas, vanity unit with wash hand basin and mixer tap, all enjoying views over the rear garden.



## POSSIBLE ANNEXE (FORMER GARAGE AREA)

Currently laid to:-

## FRONT BEDROOM 3/GALLERY AREA

22' 7" x 11' 7" (6.88m x 3.53m). With radiator, triple aspect windows, staircase leading down to the Kitchenette/Dining Area.



## BEDROOM 3 (SECOND IMAGE)





## LOWER GROUND FLOOR KITCHENETTE/DINING AREA

22' 6" x 11' 4" (6.86m x 3.45m). Having a separate double door entrance point from the driveway. A modern fitted Ikea Kitchen with a range of wall and floor units with work surfaces over, sink and drainer unit, gas cooker point and space, plumbing and space for automatic washing machine, dishwasher and tumble dryer, utility cupboard housing the Trianco oil fired boiler, radiator.



## KITCHENETTE (SECOND IMAGE)



## EXTERNALLY

### FRONT GARDEN

The property sits within an extensive plot with a large front garden, being mostly overgrown, but boasting a fantastic range of ornamental shrubbery and plants, being terraced, with a small pond and commanding far reaching views over the Aeron Valley.



### PATIO AREA

To the front of the property lies a large veranda/patio area enjoying views over open farmland, the Aeron Valley and the front garden itself.





## REAR GARDEN

To the rear of the property lies a private garden area with various patio and seating areas, being sheltered, and bordering open country fields. Please note the rear garden is in need of maintenance but offers great privacy and potential.



## GARDEN SHED

## GREENHOUSE

## PARKING AND DRIVEWAY

A tarmacadamed driveway with ample parking for a number of vehicles.

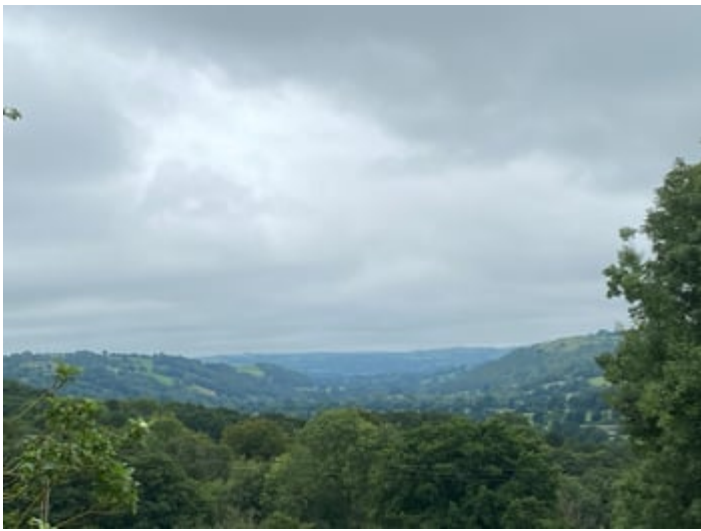


## PARKING AND DRIVEWAY (SECOND IMAGE)



## FRONT OF PROPERTY



**REAR OF PROPERTY****VIEW FROM PROPERTY****AGENT'S COMMENTS**

Privately positioned country bungalow close to Village amenities. New roof & fuse boards done in 2024.

**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 - 'D'.

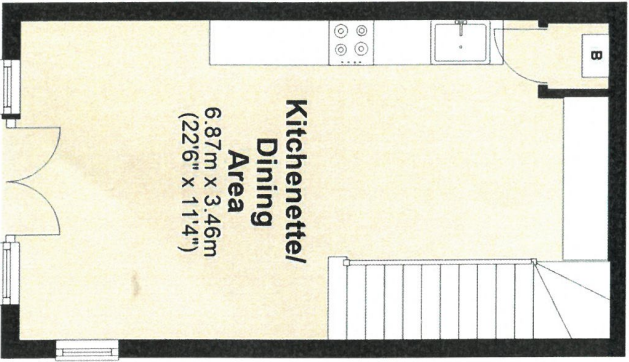
**MONEY LAUNDERING REGULATIONS**

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, double glazing, telephone subject to B.T. transfer regulations, Superfast Broadband.





**Total area: approx. 144.0 sq. metres (1550.4 sq. feet)**

The Floor plans are for guidance only.



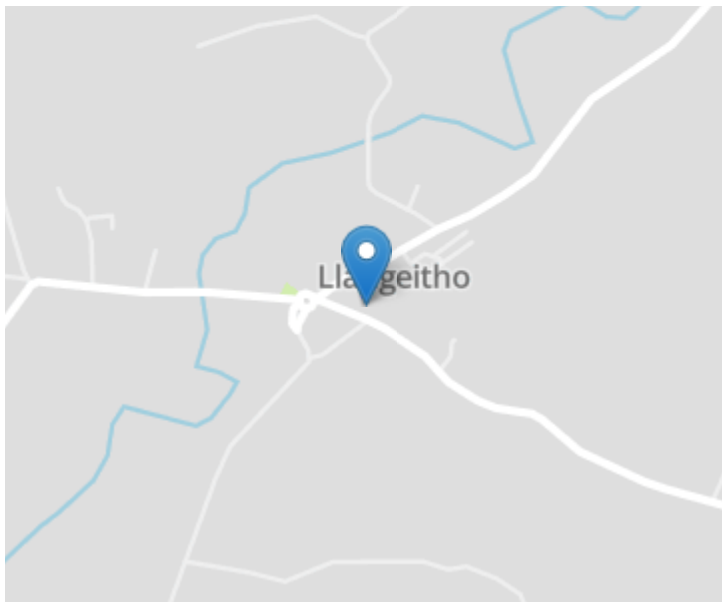
## Directions


From Lampeter take the A485 Tregaron roadway. Continue through the Villages of Llangybi and Olmarch. Take the next left hand turning in Llanio signposted Llangeitho. Continue to Stags Head crossroads turning left again. Continue down the hill. On entering Llangeitho Y Garth will be located 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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