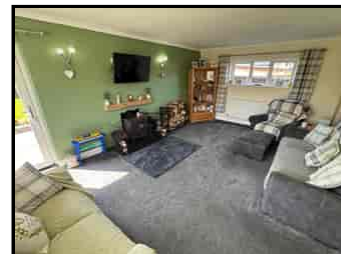


The perfect Family home. A newly refurbished 4 bedroomed residence in a sought after Town location with well kept gardens, garage and parking. Tregaron, West Wales



Coedlan, Lon Groes, Tregaron, Ceredigion. SY25 6JB.

£315,000

REF: R/4805/LD

*** The perfect Family home *** A convenient edge of Town location *** A highly desirable residence offering spacious 4 bedroomed accommodation *** Modern kitchen and bathroom suites *** Recently re-decorated throughout *** Integral garage and utility room *** Oil fired central heating, UPVC double glazing and all mains provisions

*** Gated tarmacadamed driveway with ample parking *** Generous corner plot laid to level lawned areas with brick and hedge boundaries offering privacy *** Well maintained gardens with a range of flower beds *** Recently built patio and pergola *** Vegetable growing garden area with greenhouse

*** A superior residence with no work needed *** Viewings highly recommended - Contact us today



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CARMARTHEN
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Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

Tregaron is located at the foothills of the Cambrian Mountains, 17 miles South from the University Town Coastal Resort and Administrative Centre of Aberystwyth and 11 miles North from the University Town of Lampeter. The property is located within a sought after district within this popular Market Town with a Convenience Store, Doctors Surgery, Junior and Senior Schooling, Leisure Centre and a wide range of other amenities all within level walking distance.

GENERAL DESCRIPTION



A highly desirable and superior edge of Town residence offering spacious 4 bedroomed accommodation. The property has undergone refurbishment and now offers a modern kitchen and bathroom suite and provides the perfect Family home. It benefits from oil fired central heating, double glazing and all mains provisions.

Externally it sits within a spacious corner plot having a recently planted hedge offering privacy. The garden is level and laid mostly to lawn with various flower and shrub borders. A particular feature of the property is its newly added patio area with pergola offering great outdoor entertaining space. To the side of the property lies a vegetable growing garden area and to the front is a gated tarmacadamed driveway with ample parking.

The property offering convenience being within level walking distance to all Town amenities.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION VESTIBULE

With UPVC front entrance door, cloak cupboard and meter cupboard off.

RECEPTION HALL

A spacious reception hall with mosaic style tiled flooring, radiator.



CLOAKROOM

A modern suite with understairs low level flush w.c., vanity unit with wash hand basin, mosaic tiled flooring.



DINING ROOM

20' 6" x 13' 4" (6.25m x 4.06m). With original Oak parquet floor, modern tiled fireplace with slate hearth.



DINING ROOM (SECOND IMAGE)



KITCHEN/DINER

13' 5" x 9' 10" (4.09m x 3.00m). A modern and stylish fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit with a chrome pillared tap, Belling fan oven and 4 ring induction hob with extractor hood over, integrated Bosh automatic dishwasher.



KITCHEN (SECOND IMAGE)



UTILITY ROOM

With UPVC rear entrance door, fitted sink unit, plumbing and space for automatic washing machine and tumble dryer.



INTEGRAL GARAGE

15' 1" x 9' 0" (4.60m x 2.74m). With an up and over door leading from the driveway.

LIVING ROOM

13' 4" x 10' 5" (4.06m x 3.17m). With two radiators, open fireplace housing a cast iron multi fuel stove on a slate hearth, side glazed door leading to the newly built patio area.



LIVING ROOM (SECOND IMAGE)



FIRST FLOOR

GALLERIED LANDING

Approached via a pitch pine timber staircase leading from the Reception Hall.



BEDROOM 1

13' 5" x 10' 10" (4.09m x 3.30m). With radiator.



BEDROOM 2

13' 4" x 11' 1" (4.06m x 3.38m). With radiator.



BEDROOM 3

13' 4" x 9' 4" (4.06m x 2.84m). With radiator.



BEDROOM 4

8' 4" x 7' 7" (2.54m x 2.31m). With radiator.



BATHROOM

13' 3" x 9' 4" (4.04m x 2.84m). A stylish and contemporary suite comprising of a slipper bath with side pillared tap, low level flush w.c., corner double shower cubicle with chrome mixer shower unit, double door vanity unit with wash hand basin, chrome heated towel rail, walk-in airing cupboard with copper cylinder and immersion.



BATHROOM (SECOND IMAGE)



EXTERNALLY

GARDEN

A particular feature of this property is its extensive corner plot. It has a recently planted hedge offering great privacy. The garden itself is level and offers a generous outdoor playing area with the additional benefit of a number of raised beds.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



VEGETABLE GROWING GARDEN

To the side of the property lies a vegetable growing garden area with a number of raised beds along with a GREENHOUSE.



PATIO AND PERGOLA

Recently being constructed offering fantastic outdoor space and enjoying a South facing location.



PARKING AND DRIVEWAY

The property enjoys a gated tarmacadamed driveway with additional parking and turning space.



FRONT OF PROPERTY



AGENT'S COMMENTS

A highly desirable sought after property in an edge of Town location. A must view.

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 - 'E'.

MONEY LAUNDERING REGULATIONS

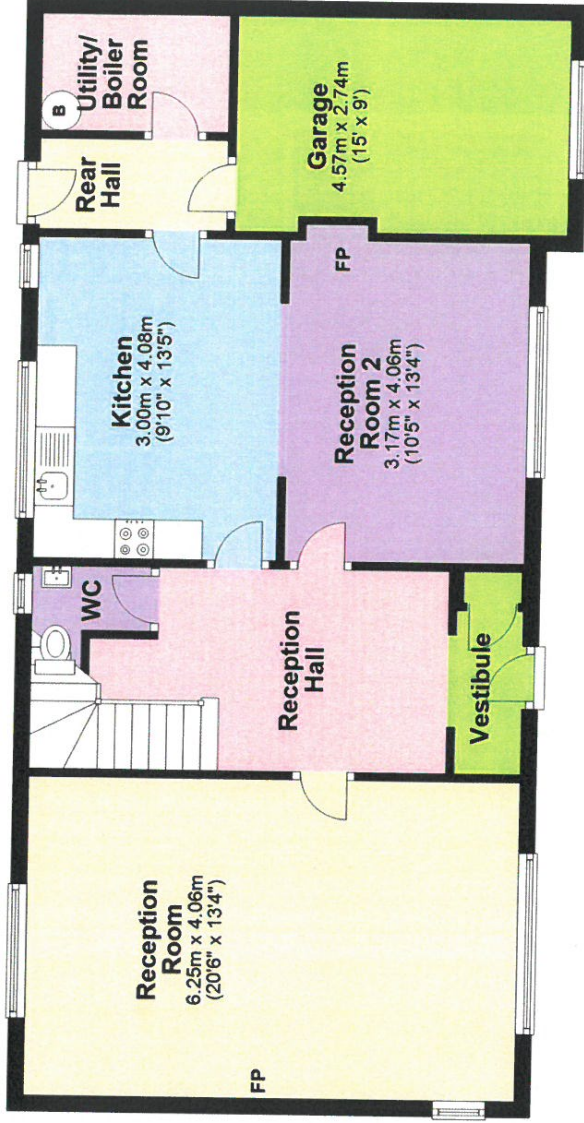
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

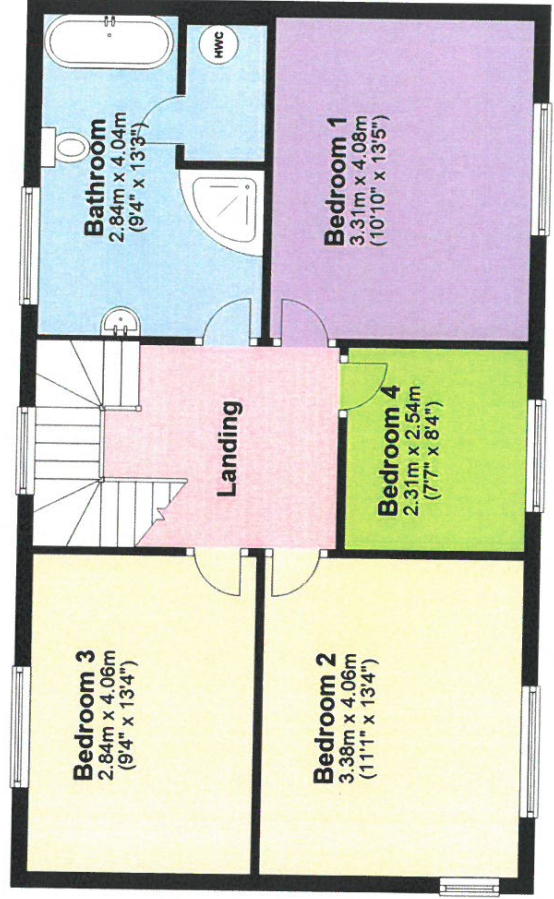
Ground Floor

Approx. 87.9 sq. metres (945.7 sq. feet)



First Floor

Approx. 68.4 sq. metres (736.6 sq. feet)



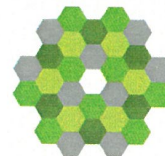
Total area: approx. 156.3 sq. metres (1682.3 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

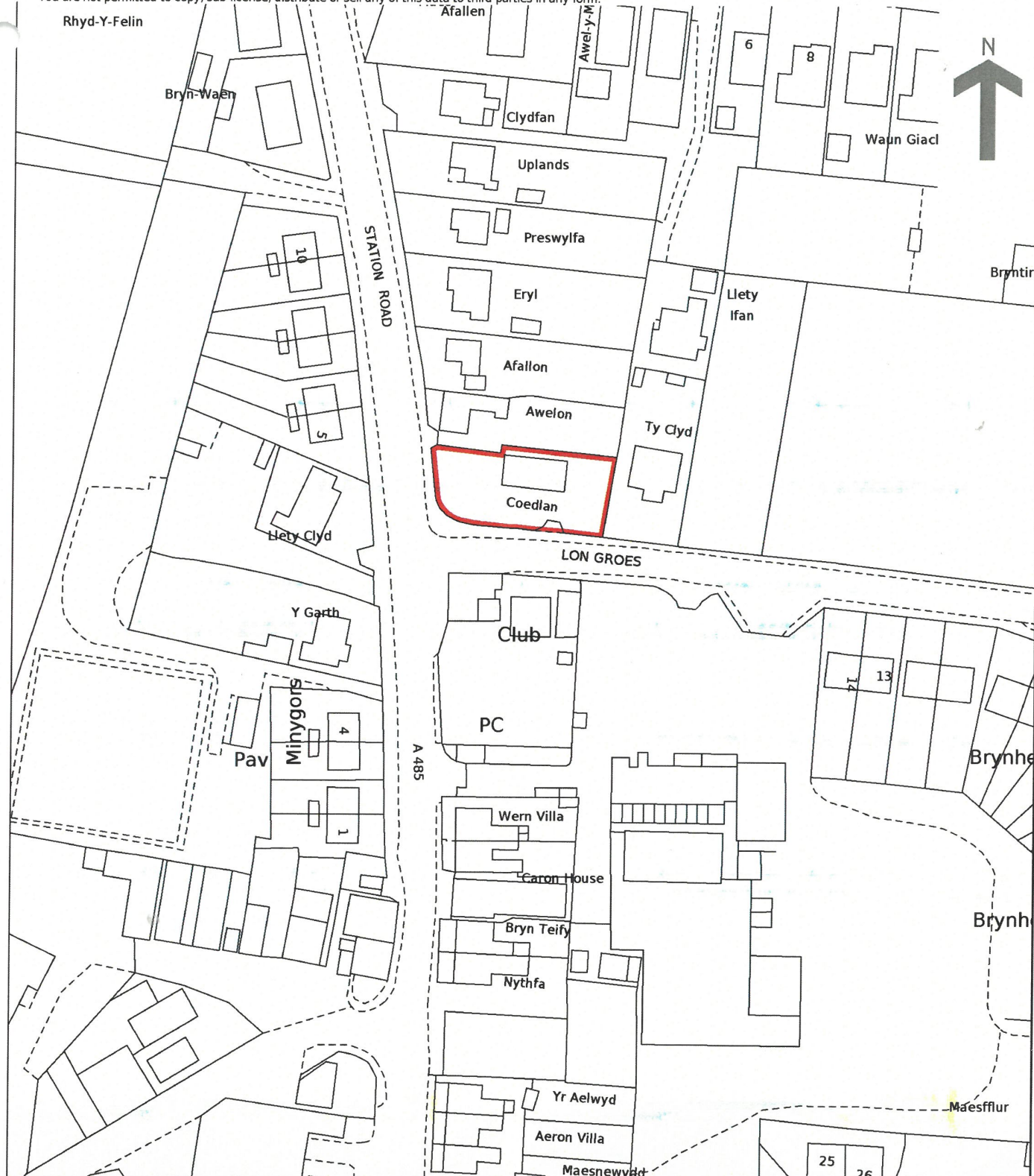
HM Land Registry

Official copy of Title plan

Title number **CYM581600**
Ordnance Survey map reference **SN6760SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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Council Tax: Band E

N/A

Parking Types: Driveway. Garage. Gated.
Private.

Heating Sources: Double Glazing. Oil.

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

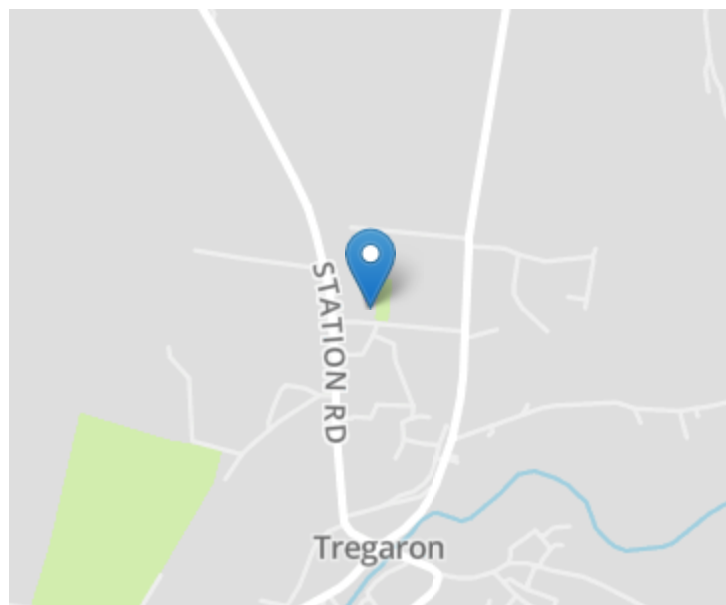
Any risk of coastal erosion? No

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 road to the square in Tregaron. In Tregaron turn left heading towards Aberystwyth. Continue along the A485 road for approximately a quarter of a mile and the property will be located thereafter on your right hand side after passing Tregaron Mart, 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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<http://www.morgananddavies.co.uk>



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