

Regulated by:



Since 1989

A versatile 3/4 bedroomed detached house in a sought after Town position. Tregaron, West Wales



Ger Y Felin, Pentre Isaf, Tregaron, Ceredigion. SY25 6ND.

REF: R/2878/LD OFFERS OVER

£150,000

*** No onward chain *** Versatile split level detached house *** Possible 4 bedroomed accommodation with re-configuration needed *** In need of sympathetic modernisation - Although enjoying great proportions

*** Valuable off street parking to the front *** Well stocked vibrant terraced garden to the rear *** Fine views over Pentre Isaf and the surrounding open fields

*** Level walking distance to all amenities within the Town - Especially The Talbot Hotel *** Foothills of the Cambrian Mountains - Country pursuits on your doorstep *** Potential to provide the perfect Family home or to be sub divided into two separate flats (s.t.c.) *** Contact us today to view *** Walk Through Video: Available on our Website – www.morgananddavies.co.uk

LOCATION

Well positioned just off the Town Centre of Tregaron, within walking distance to a good range of local amenities including Primary and Secondary Schooling, Doctors Surgery, Chemist, Shop, Public Houses and Places of Worship, 10 miles North from the University and Market Town of Lampeter and within 16 miles from the larger Shopping Centre and University Town of Aberystwyth. Tregaron nestles at the foothills of the Cambrian Mountains which are renowned for their country pursuits.

GENERAL DESCRIPTION

Ger Y Felin offers an unique opportunity to acquire a substantial 3/4 bed roomed detached house, being split level. The property is in need of general modernisation but could offer the perfect Family home or could be re-converted to offer two separate flats (s.t.c.).

It enjoys a popular and sought after location within Pentre Isaf, and enjoys valuable off street parking. The accommodation at present offers more particularly the following:-

FIRST FLOOR

FRONT PORCH

Accessed via UPVC half glazed front entrance door.

KITCHEN

17' 9" x 9' 3" (5.41m x 2.82m). A fitted kitchen with a range of wall and floor units with stainless steel sink and drainer unit, cooker space and point, tiled fireplace with a multi fuel stove, part tiled/part carpeted floor, night storage heater.



SITTING ROOM

13' 8" x 12' 5" (4.17m x 3.78m). With a fully glazed UPVC entrance door to a balcony and outside staircase, night storage heater.



LIVING ROOM

13' 8" x 12' 4" (4.17m x 3.76m). With a modern open fireplace, double aspect window, night storage heater.



INNER HALL

Having access to a spacious and insulated loft space accessed via a drop down ladder, night storage heater. The attic space is of a good size and houses the electrical ventilation system.

BATHROOM

Having a 3 piece suite comprising of panelled bath with a Mira shower over, low level flush w.c., pedestal wash hand basin, night storage heater.



REAR BEDROOM 1

10' 3" x 9' 5" (3.12m x 2.87m). With built-in cupboard.



FRONT BEDROOM 2

11' 9" x 9' 2" (3.58m x 2.79m). With built-in cupboard, fine views over Pentre Isaf and open fields beyond.



VIEW FROM BEDROOM 2



GROUND FLOOR

BEDROOM 3

16' 4" x 9' 8" (4.98m x 2.95m). Formerly being the garage but now offers living or bedroom space, with night storage heater, UPVC entrance door to parking area, large picture window.



W.C.

With low level flush w.c., wash hand basin, plumbing and space for automatic washing machine.

**BEDROOM 4/LIBRARY**

14' 8" x 6' 4" (4.47m x 1.93m). With night storage heater.

**EXTERNALLY****GARDEN**

To the rear of the property lies a terraced well stocked and vibrant garden area.

**REAR GARDEN (SECOND ANGLE)****PARKING**

The property enjoys the benefit of valuable off street parking area for 2/3 vehicles.

FRONT OF PROPERTY



AGENT'S COMMENTS

A property with great potential enjoying a centre of Town location.

WALK THROUGH VIDEO

Available on our Website – www.morgananddavies.co.uk

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, UPVC double glazing, telephone subject to B.T. transfer regulations.

Directions

From Tregaron Square turn left by the Talbot Hotel onto Abergwesyn road. Take the first left hand turning just past the Car Park entrance on a 'No Through' road. Continue on this road for 200 yards and the property 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

WALK THROUGH VIDEO: Available on our Website – www.morgananddavies.co.uk

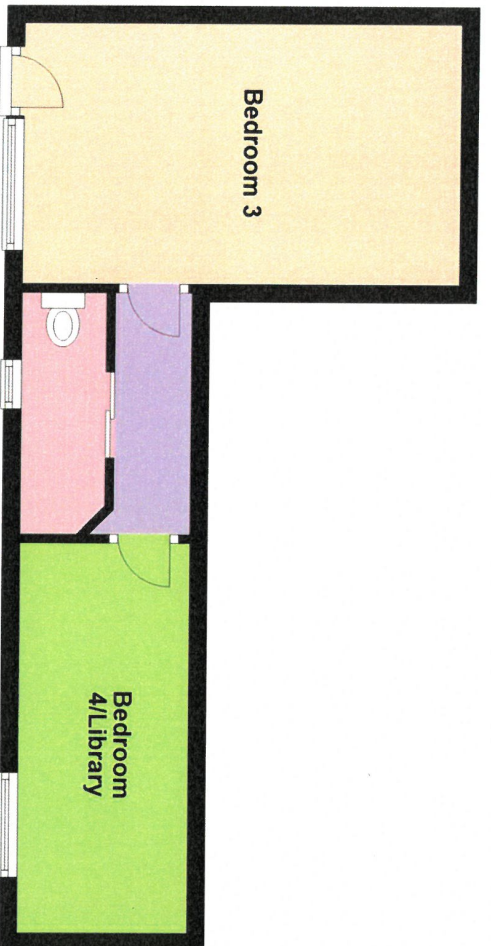
All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages

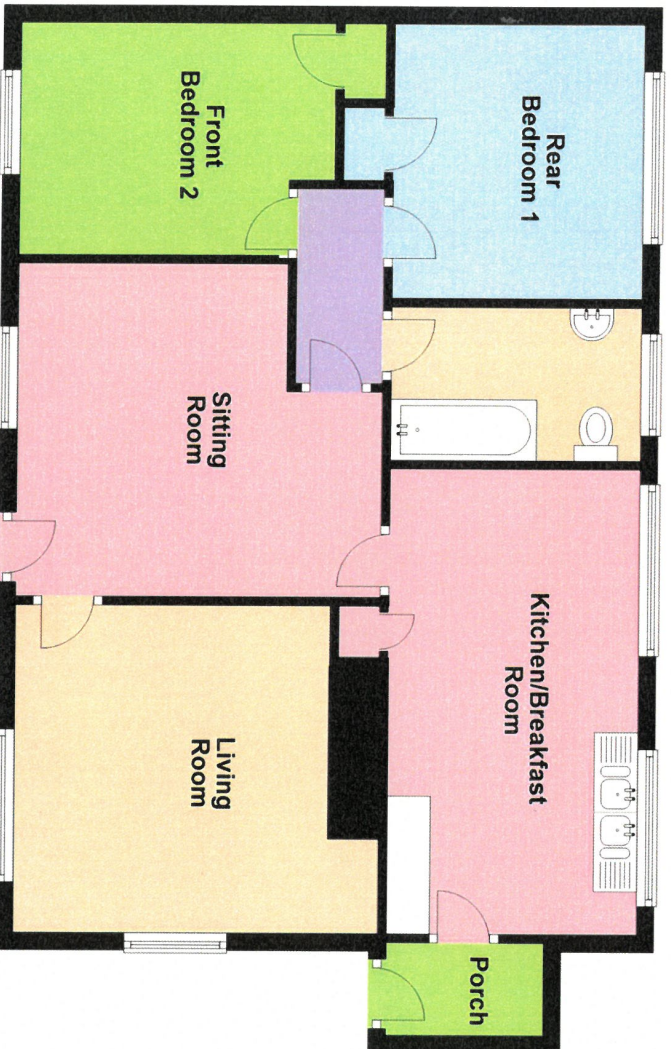
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



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