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RICS



Since 1989

A delightfully positioned detached bungalow in a convenient edge of Town location. Tregaron, West Wales



Golygfa, Lon Caron, Tregaron, Ceredigion. SY25 6JH.

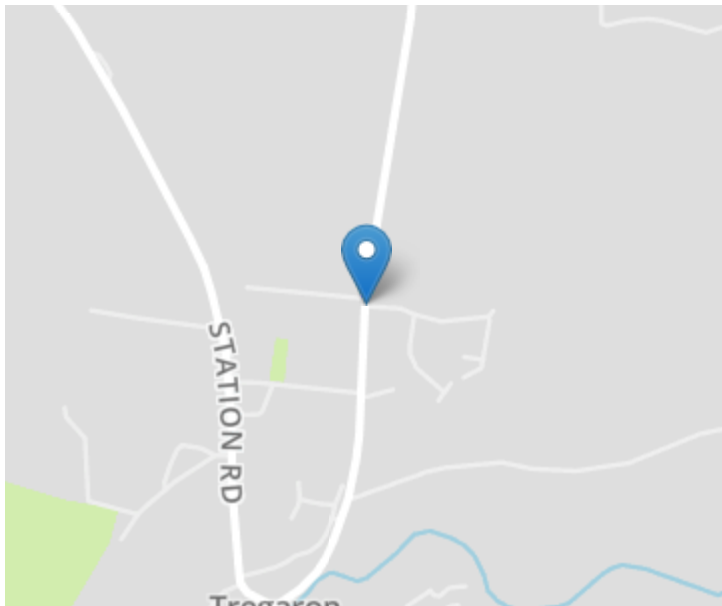
REF: R/3277/LD offers over

£225,000

*** Highly appealing detached bungalow *** Pleasantly positioned on a generous corner plot at the edge of the Town *** Spacious and well presented 3 bedroomed accommodation *** Oil fired central heating, UPVC double glazing and Broadband available *** Perfect Family home or for retirement living

*** Attached garage, Summer House and useful yard area *** Mature grounds with extensive level lawned area to the side ** Well kept with an abundance of ornamental bushes and shrubbery *** Ample parking within a walled tarmacadamed driveway

*** Edge of popular Market Town location - Within a popular cul-de-sac *** Short walk to the local Primary and Secondary Schools and local Town amenities *** Tregaron lies at the foothills of the renowned Cambrian Mountains with fast outdoor pursuits *** Viewing are highly recommended



LOCATION

Tregaron is located in the upper reaches of the Teifi Valley at the foothills of the Cambrian Mountains, within 16 miles from the University Town Coastal Resort and Administrative Centre of Aberystwyth and 11 miles North from the University Town of Lampeter. The Town of Tregaron offers a wide range of amenities including Public House, Convenience Store, Newsagents, Hotel, Primary and Secondary Schooling, Leisure Centre, Garage, Places of Worship, Doctors Surgery and Chemist. A wider range of amenities is available in Aberystwyth and Lampeter.

GENERAL DESCRIPTION

Here lies an appealing detached bungalow enjoying a generous corner plot on the edge of Tregaron. The property is well presented and offers deceptive 3 bedroomed accommodation that benefits from oil fired central heating and UPVC double glazing.

Externally it enjoys an extensive plot with ample parking on a tarmacadamed driveway and an attached garage. In all an appealing property at the foothills of the Cambrian Mountains. Currently consisting of the following.

FRONT PORCH

7' 8" x 4' 3" (2.34m x 1.30m). Of UPVC construction with front entrance door.

RECEPTION HALL

With radiator, airing cupboard.

LIVING ROOM

13' 10" x 12' 8" (4.22m x 3.86m). With a modern tiled fireplace with inset electric fire.



INNER HALL

To

KITCHEN

13' 0" x 8' 8" (3.96m x 2.64m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit with mixer tap, electric oven, 4 ring hob with extractor hood over, large pantry cupboard, radiator.



REAR PORCH

9' 7" x 6' 8" (2.92m x 2.03m) With large utility shelving cupboard.

**BATHROOM/WET ROOM**

8' 0" x 5' 9" (2.44m x 1.75m). With low level flush w.c., pedestal wash hand basin, walk-in wet room facility, radiator, extractor fan.

**REAR BEDROOM 2**

10' 6" x 10' 2" (3.20m x 3.10m). With radiator.

**FRONT BEDROOM 1**

12' 4" x 10' 0" (3.76m x 3.05m). With radiator.

**BEDROOM 3**

10' 0" x 8' 0" (3.05m x 2.44m). With radiator, built-in wardrobe.



EXTERNALLY

ATTACHED GARAGE

15' 5" x 8' 10" (4.70m x 2.69m). With electric up and over door.



BOILER ROOM

Housing the Worcester oil fired central heating boiler running all domestic systems within the property.

SUMMER HOUSE

10' 0" x 8' 0" (3.05m x 2.44m).

GARDEN

A particular feature of the property is its generous corner plot being well maintained and offering an extensive level lawned area with a variety of ornamental shrubbery and bushes and offers great potential as a vegetable growing garden and perfect for any Family home.



GARDEN (SECOND IMAGE)



PARKING AND DRIVEWAY

A walled tarmacadamed driveway with ample parking and easy access onto the property and the garage.



REAR YARD

A tarmacadamed rear yard area. Low maintenance.



FRONT OF PROPERTY



AGENT'S COMMENTS

A pleasantly positioned detached bungalow. A must view.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

Directions

From Lampeter take the A485 road to Tregaron. Once reaching Tregaron head on the B4343 towards Pontrhydfendigaid. On leaving the Town Lon Caron/Pwllswyddog development will be on your right hand side. The property will be on the corner 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

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		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

Approx. 92.6 sq. metres (996.9 sq. feet)



Total area: approx. 92.6 sq. metres (996.9 sq. feet)

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