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Since 1989

A hidden gem on the edge of a popular Town location. Tregaron, West Wales



Tanygraig, Doldre, Tregaron, Ceredigion. SY25 6JZ.

REF: R/2691/LD

£249,950

*** A traditional Welsh cottage with lovely well kept grounds *** Wonderful period character and bursting with original features *** Refurbished and renovated in recent times - Yet retaining its charm *** 3 bedrooms with fashionable open plan living *** LPG fired central heating, UPVC double glazing and good Broadband speeds available

*** Private yet convenient - Walking distance to every day Town amenities *** Pleasant and secure and not overlooked

*** Formal cottage gardens with attractive low stone walls with flower and shrub borders *** Ample gated parking with two separate access points *** Flag stone patio flooring and various seating areas

*** Located in the heart of West Wales at the foothills of the Cambrian Mountains *** Deserving of early viewing - Won't be on the market for long

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, Chemists, Public Houses and Places of Worship.

GENERAL DESCRIPTION

Here we have on offer a delightfully positioned traditional Welsh cottage enjoying spacious 3 bedroomed accommodation all of which being refurbished and renovated in recent times to offer the perfect Family home. The property is bursting with original features, such as exposed 'A' framed beams, stone walls and open fireplace.

It is positioned within a Town Centre location, yet being totally private and not overlooked. The property deserves to be viewed at its early convenience and currently consists of the following:-

RECEPTION HALL

With UPVC front entrance door.

OPEN PLAN LIVING AREA

Viz

LIVING ROOM

14' 6" x 10' 9" (4.42m x 3.28m). With stunning exposed stone walls, open fireplace with a cast iron multi fuel stove, laminate flooring, original beamed ceiling, double aspect windows over the front and side garden, timber staircase to the first floor accommodation.



LIVING ROOM (SECOND ANGLE)



FIREPLACE IN LIVING ROOM



KITCHEN AREA

14' 4" x 6' 4" (4.37m x 1.93m). A Shaker style fitted kitchen with work surfaces over, ceramic single sink and drainer unit with mixer tap, electric cooker point and space, laminate flooring.

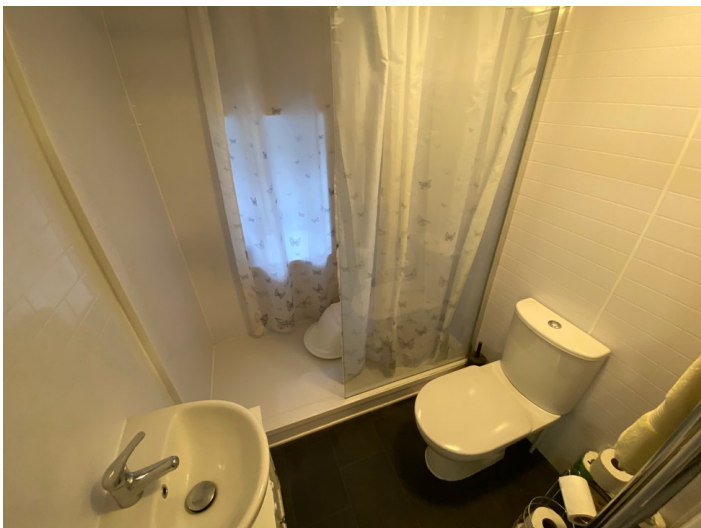


KITCHEN (SECOND ANGLE)**UTILITY ROOM**

7' 6" x 5' 4" (2.29m x 1.63m). With plumbing and space for automatic machine and tumble dryer, space for upright fridge/freezer.

**SHOWER ROOM**

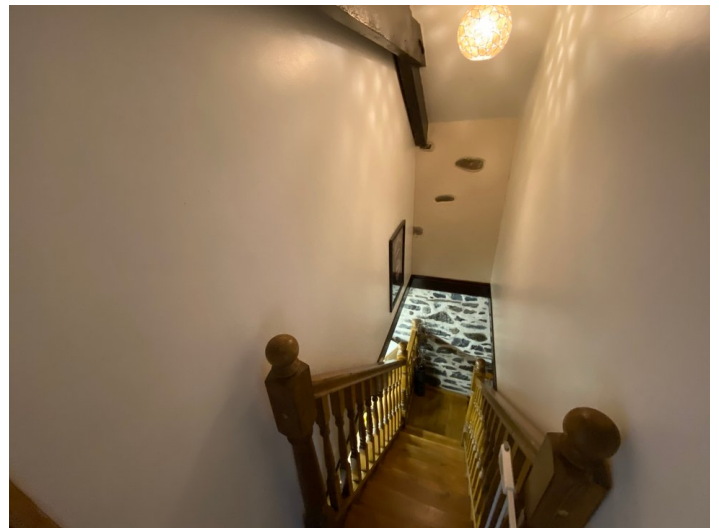
A fully tiled suite with a fitted double shower unit, low level flush w.c., vanity unit with wash hand basin, chrome heated towel rail.

**GROUND FLOOR BEDROOM 1**

13' 6" x 10' 9" (4.11m x 3.28m). Open vaulted with original 'A' framed beams, loft space with original door, radiator.

**FIRST FLOOR****LANDING**

With original beams, storage area.



BEDROOM 2

14' 5" x 10' 9" (4.39m x 3.28m). With original flooring and 'A' framed beams, a particular feature being the exposed part stone walls.



BEDROOM 3

14' 7" x 6' 0" (4.45m x 1.83m). With original wooden flooring, a particular feature being the part stone feature walls.



EXTERNALLY

GARDEN SHED

14' 0" x 8' 0" (4.27m x 2.44m). Of cedarwood construction.

WORKSHOP

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



GARDEN

The property enjoys a private and secure garden, being laid mostly to lawn, with mature hedge boundary. The garden has been lovingly maintained and landscaped by the current Vendors to offer low stone walls with a range of flower and shrub borders, along with a large flag stone patio area and a newly landscaped gravelled patio. In all very private and the perfect space to sit out and relax.



GARDEN (SECOND ANGLE)**GARDEN (THIRD ANGLE)****PARKING AND DRIVEWAY**

The property enjoys two gated access points providing ample parking on a gravelled and a tarmacadamed driveway.

FRONT OF PROPERTY**AGENT'S COMMENTS**

Delightfully positioned yet very convenient property. A must see.

VIDEO

Virtual 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.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band 'D'.

Services

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

Directions

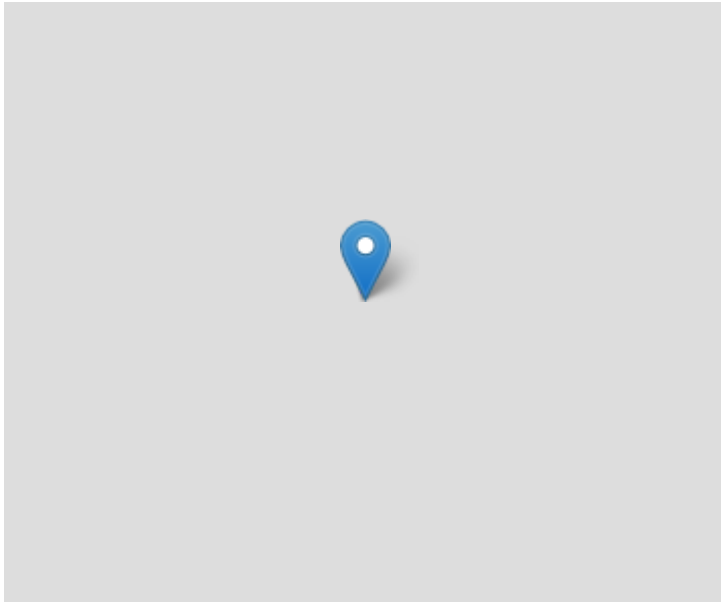
From Lampeter take the A485 North to Tregaron. On reaching the Town turn right at the crossroads. Proceed past the Talbot Hotel and head down Dewi Road. Turn right immediately after the Garage down a 'No Through' road signposted Doldre. Continue on this lane for approximately 150 yards and the property can be found on your left hand side via its own driveway, 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

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		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F	23	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	