

*A charming 3 bedroomed semi detached home with an extensive larger than average garden.
Located in the heart of the Village of Llanddewi Brefi, West Wales*



1 Heol Y Gorwydd, Llanddewi Brefi, Tregaron, Ceredigion. SY25 6RU.

£195,000

REF: R/5008/LD

*** No onward chain - Priced to sell *** A charming and deceptive 3 bedroomed semi detached house *** Set in an extensive larger than average corner plot *** Suiting 1st Time Buyers or as a Family home *** Oil fired central heating, UPVC double glazing and good Broadband connectivity *** Nestled in the centre of the Village - Within walking distance to a good range of local facilities

*** Generously sized rear garden being private and not overlooked with mature hedges offering potential as a paddock *** Front formal garden with a path leading to the front door *** On street parking only

*** Early viewing recommended *** Convenient location - Being within easy commuting distance to the larger Towns of Lampeter, Tregaron, Aberystwyth and the Cardigan Bay Coast *** Walking distance to the River Teifi - Ideal for fishing



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LOCATION

Located within the centre of the popular Village of Llanddewi Brefi, with two Public Houses, Convenience Store and Places of Worship, located amongst the foothills of the Cambrian Mountains, 3 miles South from the popular Market Town of Tregaron, 8 miles North from the University Town of Lampeter, and within easy reach of the University Town Coastal Resort and Administrative Centre of Aberystwyth. The Georgian and Harbour Town of Aberaeron and the County Town and Administrative Centre of Carmarthen are both within a 30 minute drive.

GENERAL DESCRIPTION

Nestled in the centre of the Village this delightful 3 bedroomed semi detached house enjoys a corner plot with an extensive larger than average garden which could easily offer itself as a small grazing paddock. The garden wraps around the front, side and rear of the property and is laid to lawn, being private and not overlooked. It has been left as a blank canvas and provides fantastic outside space for any Family.

The property is in need of general modernisation and updating but offers comfortable living and benefits from oil fired central heating, UPVC double glazing and good Broadband connectivity.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door, staircase to the first floor accommodation, radiator.

SITTING ROOM

12' 2" x 8' 9" (3.71m x 2.67m). With radiator, serving hatch through to the kitchen.



LIVING/DINING ROOM

18' 3" x 10' 8" (5.56m x 3.25m). With two radiators, double aspect windows to the front and rear garden, feature electric fireplace with timber surround (not tested).



LIVING/DINING ROOM (SECOND IMAGE)



INNER HALL

With boiler cupboard housing the Worcester oil fired central heating boiler, understairs storage cupboard.

KITCHEN

12' 2" x 7' 8" (3.71m x 2.34m). A fitted kitchen with a range of wall and floor units, 1 1/2 sink and drainer unit, electric cooker point and space, plumbing and space for automatic washing machine, radiator, UPVC rear entrance door.



REAR UTILITY ROOM

11' 9" x 6' 8" (3.58m x 2.03m). With double doors to the rear garden, radiator, fitted floor units, stainless steel sink and drainer unit.



REAR STORE ROOM

9' 8" x 7' 2" (2.95m x 2.18m). With radiator.



W.C.

With low level flush w.c., wash hand basin.

FIRST FLOOR

LANDING

With access to the loft space, radiator.

FRONT BEDROOM 1

11' 9" x 11' 8" (3.58m x 3.56m). With radiator, built-in wardrobe, separate built-in double airing cupboard.



BATHROOM

Having a 4 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, enclosed shower cubicle, radiator.



REAR BEDROOM 3

9' 0" x 7' 9" (2.74m x 2.36m). With radiator.



FRONT BEDROOM 2

12' 4" x 8' 8" (3.76m x 2.64m). With radiator, built-in cupboard.



EXTERNALLY

GARDEN/PADDOCK

A particular feature of this property is its extensive front, side and rear garden. It has been laid to lawn with mature hedge rows and backing onto open country fields. The garden has been left as a blank canvas and offers great potential for a range of uses, Family living or for extension of the property (subject to consent). The garden was previously utilised as a paddock which could easily be re-fenced.

FRONT GARDEN (FIRST IMAGE)



FRONT GARDEN (SECOND IMAGE)



REAR GARDEN (FIRST IMAGE)



REAR GARDEN (SECOND IMAGE)



REAR GARDEN (THIRD IMAGE)



GARDEN SHED AND SUMMERHOUSE



PARKING

On street parking only to the front of the property.

VIEWS TO REAR

Backing onto open fields.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

An unique opportunity to purchase a centre of Village property with an extensive garden.

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 - 'C'.

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.

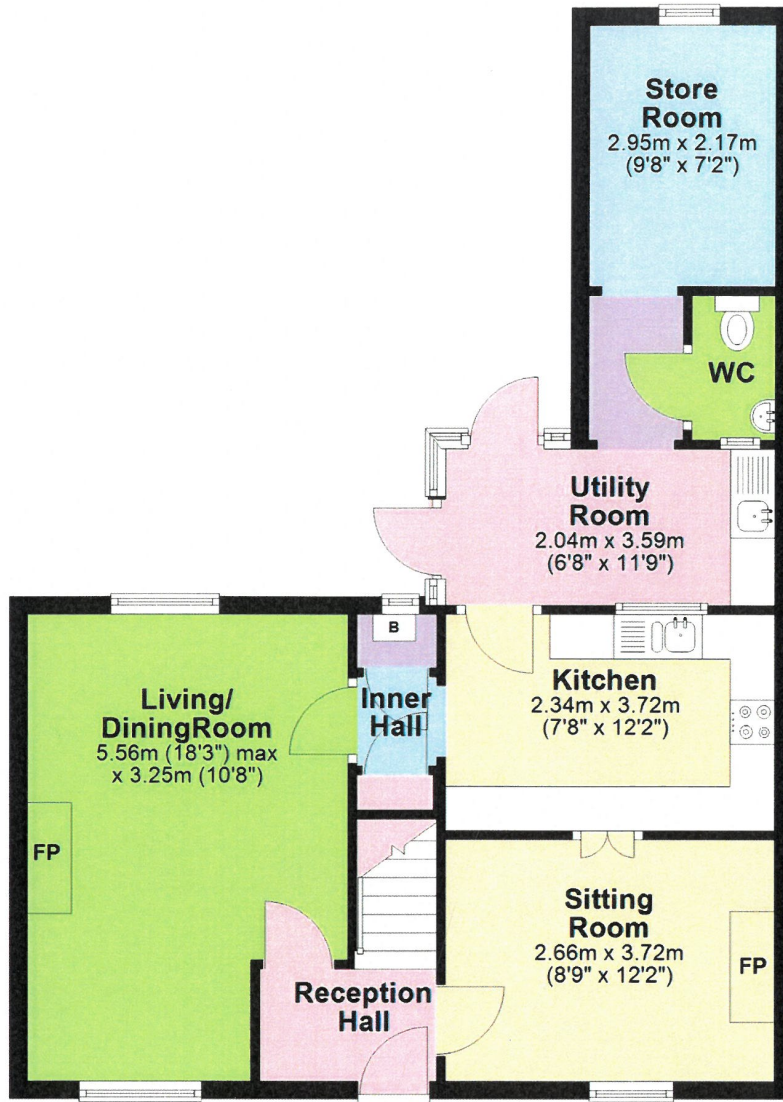
Services

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.



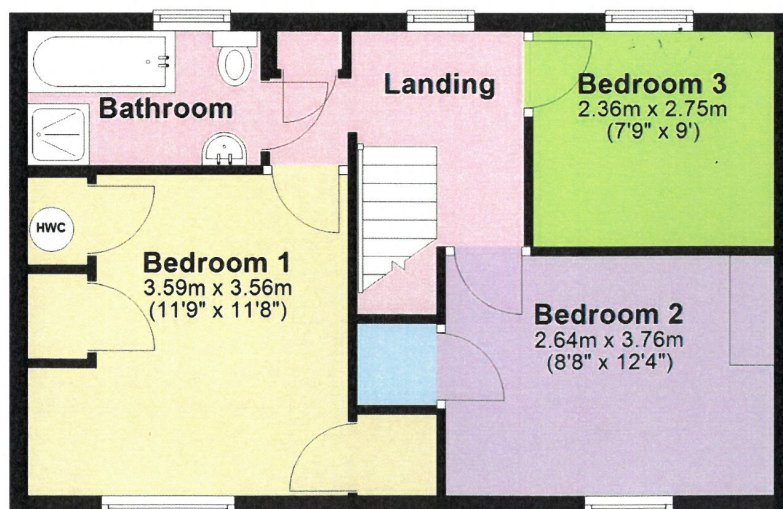
Ground Floor

Approx. 59.4 sq. metres (639.5 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

1 Heol Y Gorwydd, Llanddewi Brefi, TREGARON

Council Tax: Band C

N/A

Parking Types: On Street.

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: D (62)

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 Tregaron. Continue through the Villages of Betws Bledrws, Llangybi and Olmarch. Take the right hand turning signposted Llanddewi Brefi. Continue to the 'T' junction turning right again. Continue through the Village, proceeding around the front of the former Shop to the right, and Number 1 Heol Y Gorwydd can be found on your left hand side, being the first property, 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		
(55-68) D	62	70
(39-54) E		
(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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