

*A highly appealing and well positioned 3 bedroomed semi detached house with gardens to the front and rear and enjoying fine views. Bettws Bledrws, near Lampeter, West Wales*



**1 Bro Deri Bettws Bledrws, Lampeter, Ceredigion. SA48 8NX.**

**£165,000**

**REF: R/4179/LD**

\*\*\* No onward chain \*\*\* An appealing and well appointed semi detached house \*\*\* Positioned on an elevated and generous plot \*\*\* Fine views over the Teifi Valley \*\*\* 3 bedroomed accommodation providing the perfect Family home \*\*\* Electric heating and UPVC double glazing \*\*\* The property is subject to a Local Occupancy Restriction - Available to Residents of Ceredigion

\*\*\* Outhouse offering further conversion opportunity (subject to consent) \*\*\* Extensive front and rear gardens being private and laid to lawn \*\*\* On street parking on a rear service lane

\*\*\* Suiting 1st Time Buyers or Family Occupiers \*\*\* 2.5 miles from the University Town of Lampeter and 7 miles from the Market Town of Tregaron \*\*\* Contact us today to view



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## LOCATION

Bettws Bledrws is a small scattered rural Community 2.5 miles North from the University Town of Lampeter, just set off the A485 Lampeter to Tregaron road, being 8 miles from the Town of Tregaron situated in the foothills of the noted Cambrian Mountains. The property is positioned set back from the main road and offers privacy and convenience.

## GENERAL DESCRIPTION

An appealing well positioned semi detached property offering comfortable 3 bedroomed accommodation and set centrally within a generous plot with front and rear gardens being private and not overlooked and laid mostly to lawn.

The property also enjoys a large level patio area being a nice place to sit and relax and take in the breath taking views.

The property is subject to a Local Occupancy Restriction available to Residents of Ceredigion.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

Accessed via a UPVC side entrance door, staircase to the first floor accommodation with understairs storage cupboard, night storage heater.



## SITTING ROOM

12' 4" x 8' 9" (3.76m x 2.67m). With a modern tiled fireplace.



## LIVING ROOM

13' 8" x 13' 3" (4.17m x 4.04m). With night storage heater.



## KITCHEN

9' 4" x 6' 4" (2.84m x 1.93m). A modern fitted Kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space, plumbing and space for automatic washing machine, large pantry/understairs cupboard, UPVC rear entrance door.



## FIRST FLOOR

### LANDING

With access to the loft space.



## BATHROOM

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



## FRONT BEDROOM 3

8' 5" x 7' 3" (2.57m x 2.21m). With airing cupboard housing the hot water cylinder and immersion, enjoying fine views over the Teifi Valley.



## FRONT BEDROOM 1

11' 4" x 11' 2" (3.45m x 3.40m). With a modern tiled fireplace, night storage heater, enjoying fine views over the Teifi Valley.



VIEW FROM BEDROOM 1



## REAR BEDROOM 2

12' 4" x 9' 1" (3.76m x 2.77m). With night storage heater, views over the rear garden.



## EXTERNALLY

### OUTSIDE W.C.

With low level flush w.c.

### GARDEN STORE

9' 9" x 5' 7" (2.97m x 1.70m). With electricity connected.



## GARDENS

The property is pleasantly positioned centrally within its own generous grounds with a front and rear lawned garden enjoying mature hedge rows providing privacy yet boasting magnificent views over the surrounding countryside to the front and the Teifi Valley.



**REAR GARDEN****REAR GARDEN (SECOND IMAGE)****PATIO AREA**

To the side of the property lies a level patio area enjoying amazing views.

**PARKING AND DRIVEWAY**

On street parking on the rear service lane.

**REAR OF PROPERTY****VIEW FROM PROPERTY****AGENT'S COMMENTS**

A well positioned 3 bedroomed semi detached house with gardens to the front and rear and enjoying fine views.

**LOCAL OCCUPANCY RESTRICTION**

The property is subject to a Local Occupancy Restriction. Available to Residents of Ceredigion.

**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, electric heating, double glazing.


### Directions

From Lampeter take the A485 road North towards Tregaron. Proceed to the Village of Bettws Bledrws, turning left along the 'One Way' system. The property will be found near the end of the road 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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