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A superbly appointed recently completely refurbished detached 3 bedroomed house with attractive garden in the market town of Tregaron.



Glanwern, Station Road, Tregaron, Ceredigion. SY25 6HU.

R/2807/AM - O.N.O.

£230,000

A very appealing detached fully refurbished 3 bedroomed residence. In a slightly elevated South facing position overlooking the town and beyond.*** Located at the gateway to the Cambrian Mountains.***The property provides entrance hall, Lounge, Kitchen/Diner in open plan.***Office/Utility room.***First floor 3 bedrooms and bathroom*** Externally attractive grounds recently landscaped with patio, lawned areas.***Off-street parking.***Rear patio and front enclosed garden.***

Tregaron is tucked away at the foot of the Cambrian Mountains in the Upper Teifi Valley, 17 miles South of the University town of Aberystwyth on the Cardigan Bay and 11 miles North of the University town of Lampeter to the South. The town offers a good range of amenities including garage, convenience store, hotels, Public Houses and Places of Worship and a number of shops including butchers, delicatessen and both junior and senior schooling.



GROUND FLOOR

RECEPTION HALL

Half glazed UPVC front entrance door to reception hall with laminate floor.

LOUNGE

15' 11" x 11' 6" (4.85m x 3.51m) with radiator and patio door.

GENERAL DESCRIPTION

The placing of Glanwern on the open market provides prospective purchasers with an opportunity of acquiring a most comfortably appointed detached traditionally built dwelling. The property having been comprehensively refurbished, offering 3 bedroomed family sized accommodation over the last 12 months. The property includes fully fitted floor coverings and carpets and has an attractive view over the town and beyond including over the Church. This residence is located off the main road and in a quiet thoroughfare within easy proximity of all amenities offered within this popular town.

The residence itself is built of cavity elevations under a slated roof and provides the following oil fired centrally heated and UPVC double glazed accommodation.



KITCHEN/DINER

19' 9" x 12' 0" (6.02m x 3.66m) In open plan with fully fitted kitchen area with fitted Breakfast Bar, floor cupboards incorporating 1.5 bowl sink unit. Integrated automatic dishwasher. Fitted fridge, 4 ring ceramic hob and fan oven beneath with stainless steel extractor and splash back behind. One under stairs pantry cupboard, one walk-in separate shelf pantry cupboard. Laminate flooring.

OFFICE/UTILITY ROOM

15' 6" x 8' 2" (4.72m x 2.49m) with Grant oil fired central heating boiler running domestic systems. Plumbing and space for automatic washing machine. Could be sub-divided to 2 rooms if required. Half-glazed rear UPVC double glazed entrance door to patio at rear.

**FIRST FLOOR****LANDING**

The first floor approached by a timber staircase from reception hall to landing. Built-in airing cupboard with copper cylinder and electric immersion heater. Access to insulated loft space.

BEDROOM 1

15' 10" x 11' 6" (4.83m x 3.51m) with radiator.

BEDROOM 2

13' 5" x 9' 2" (4.09m x 2.79m) with radiator.

BEDROOM 3

9' 2" x 7' 3" (2.79m x 2.21m) with radiator and built-in wardrobe

BATHROOM

With pedestal wash hand basin, low level flush w.c., panelled bath with glazed screen over and having electric shower provided.

EXTERNALLY**PARKING**

The property has an off-street graveled parking area with attractive recently laid landscaped garden with flower beds and lawned areas. This includes a graveled patio and a further concrete yard and patio to the rear with UPVC oil tank.

To the front is a further small parking area and also a enclosed fore garden.

GARDEN AND PATIO



AGENTS COMMENT

This is an attractive well-positioned detached house in a popular market town, the like of which seldom becomes available and enjoying an attractive outlook over the town and beyond.

Services

Mains water, mains electricity, mains drainage, oil fired central heating, BT Telecom connection and broadband availability.

Directions

From Lampeter take the A485 North towards Tregaron. Once reaching Tregaron at the Square turn immediately left onto the A485 and after 75m turn immediately right and the property will be found on the left-hand side.

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

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