

*A substantial edge of Town Family home set within extensive well maintained grounds. Tregaron, West Wales*



**Trem Y Wawr, Lampeter Road, Tregaron, Ceredigion. SY25 6HG.**

**£345,000**

**REF: R/4117/LD**

\*\*\* No onward chain \*\*\* A substantial and sought after Family residence \*\*\* An extensive and generous plot of around half an acre \*\*\* A deceptive dormer style bungalow offering 6 bedroomed, 4 bathroomed accommodation - In need of general modernisation and updating but offering a comfortable Family home \*\*\* Oil fired central heating and UPVC double glazing

\*\*\* Integral garage \*\*\* Lovely South facing garden being well kept and offering ample outdoor space \*\*\* Walled/gated tarmacadamed driveway with ample parking and turning space \*\*\* A well stocked garden laid mostly to lawn with mature hedge boundary - Offering privacy and tranquillity within the Town \*\*\* Additional garden being the former railway track - Now a blank canvas offering further gardening opportunities \*\*\* Fine views to the rear over open farmland and the Teifi Valley

\*\*\* Well positioned on the edge of the Town \*\*\* Easy walking distance to the Primary and Secondary Schools and the Town \*\*\* A rare opportunity within Tregaron - On the doorstep to the Cambrian Mountains \*\*\* Contact us today to view



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION

Conveniently positioned on the edge of the popular and traditional Market Town of Tregaron offering a good range of local facilities including Shops, Doctors Surgery, Chemist, Public Houses and Places of Worship, nestling at the foothills of the Cambrian Mountains renowned for its outdoor pursuits, including Bird watching, mountain biking and walking, only some 8 miles North from the University and Market Town of Lampeter and 16 miles inland from the larger Administrative Centre Coastal Resort and University Town of Aberystwyth.

## GENERAL DESCRIPTION

A spacious Family home being well positioned on the edge of the traditional Market Town of Tregaron. The property offers 6 bedrooomed, 4 bathrooomed accommodation and is in need of general modernisation but overall provides a fantastic Family home. The property benefits from oil fired central heating and UPVC double glazing and sits within an extensive plot of around half an acre being laid mostly to level lawned areas with mature shrubs and trees providing privacy.

To the rear of the garden lies an additional garden area, being the former railway track running from Tregaron to Lampeter, but now offering a blank canvas for any discerning Owner to create their very own garden, be it for vegetable growing, etc.

As a whole a great opportunity in a highly desirable location.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### FRONT PORCH

Accessed via a UPVC front entrance door.

### INTEGRAL GARAGE

11' 4" x 9' 3" (3.45m x 2.82m). With an up and over door, fitted shelving, Grant oil fired central heating boiler.

## RECEPTION HALL

With radiator, door leading through to the lower ground floor accommodation, staircase to the first floor accommodation.



## SITTING ROOM

18' 8" x 11' 9" (5.69m x 3.58m). With stone feature open fireplace, two radiators, double aspect windows.



## KITCHEN

14' 2" x 13' 1" (4.32m x 3.99m). A fitted kitchen with a range of wall and floor units, stainless steel 1 1/2 sink and drainer unit, electric cooker point and space, plumbing and space for automatic washing machine and dishwasher, airing cupboard with shelving and radiator.



## REAR PORCH

With UPVC rear entrance door to a side path.

## W.C.

With low level flush w.c., radiator.

## LIVING ROOM

14' 9" x 13' 7" (4.50m x 4.14m). With double aspect windows with a feature circular window, radiator, wall mounted electric fire.



## INNER HALLWAY

With store cupboard, staircase leading to the first floor accommodation.

## GROUND FLOOR BATHROOM

A fully tiled period suite comprising of a panelled bath with Mira shower over, low level flush w.c., pedestal wash hand basin, radiator, chrome heated towel rail.



## GROUND FLOOR BEDROOM 1

15' 0" x 17' 4" (4.57m x 5.28m). With double aspect windows, two radiators, built-in cupboard.



### EN-SUITE WET ROOM TO BEDROOM 1

Built-in under the staircase with a wet room shower facility with a Mira shower, low level flush w.c., pedestal wash hand basin, shaver light and point, extractor fan, heated towel rail.



### GROUND FLOOR BEDROOM 2

12' 6" x 9' 8" (3.81m x 2.95m). With double aspect windows, radiator, corner wash hand basin, built-in wardrobe.



### FIRST FLOOR

#### BEDROOM 3

12' 8" x 12' 7" (3.86m x 3.84m). With radiator.



#### SECOND STAIRCASE

With staircase leading from the Reception Hall with understairs storage cupboard.

#### LANDING

Leading to

#### BEDROOM 4

14' 9" x 14' 9" (4.50m x 4.50m). With undereaves storage area, fine views over the rear garden and the Teifi Valley.



## EN-SUITE TO BEDROOM 4

With a corner shower cubicle, low level flush w.c., pedestal wash hand basin, shaver light and point, chrome heated towel rail, Velux roof window, extractor fan.



VIEW FROM BEDROOM 4



## BEDROOM 5

11' 7" x 11' 1" (3.53m x 3.38m). With radiator, built-in wardrobes.



## FIRST FLOOR BATHROOM

A modern suite comprising of a shower cubicle, panelled bath, low level flush w.c., vanity unit with wash hand basin, chrome heated towel rail, extractor fan.

## BEDROOM 6

17' 3" x 15' 8" (5.26m x 4.78m). With two Velux roof windows, undereaves storage area.



## EXTERNALLY

### GARDEN

A particular feature of this substantial Family home is its extensive plot. The property extends to approximately half an acre being mostly level and laid to lawn with various mature shrubs and trees providing great privacy with patio area and a path to either side of the property. The perfect garden for any Family home.

### FRONT GARDEN



## REAR GARDEN



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



## ADDITIONAL GARDEN

To the rear of the garden lies a fenced garden area, formerly being the railway track, but now offering a blank canvas and a chance to create your very own addition to the garden.



## PARKING AND DRIVEWAY

A walled/gated tarmacadamed driveway with ample parking area and good access to the A485 road.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A highly sought after Town location with a substantial Family home.

## 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 - 'E'.

## 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 and double glazing.

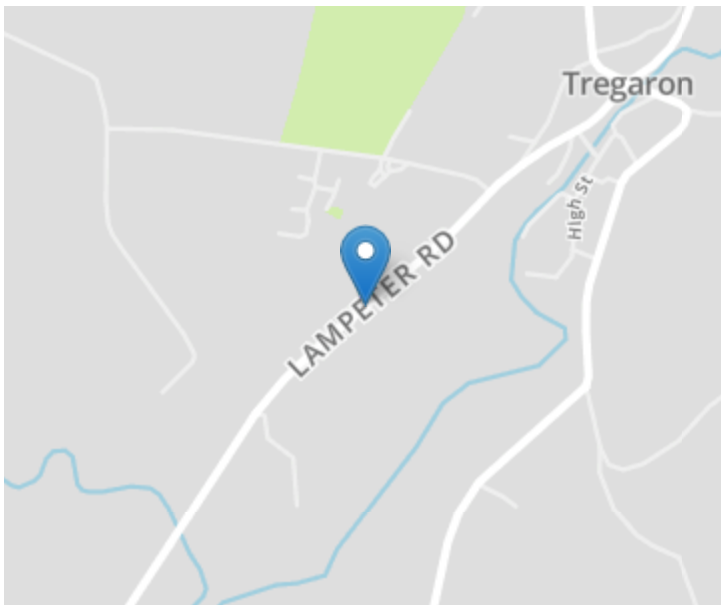
### Directions

Take the A485 road North from Lampeter. On reaching Tregaron Trem Y Wawr will be located just before the School on your left 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'.

To keep up to date please visit our Website, Facebook and Instagram Pages



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>63</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 :

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623  
 E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)  
<http://www.morgananddavies.co.uk>



Regulated by  
**RICS**<sup>®</sup>