

*A traditional and deceptive 3 bedroomed Town Residence with a rear garden, garage and parking.
Tregaron, West Wales*



Aeron Villa, Station Road, Tregaron, Ceredigion. SY25 6HX.

£175,000

REF: R/4459/LD

*** No onward chain *** A deceptive and well positioned mid terraced Town property *** 3 bedroomed and 3 reception roomed accommodation
*** Popular residential location within the Town of Tregaron *** Oil fired central heating, UPVC double glazing and good Broadband connectivity
available *** Traditional bay fronted property - Like a tardis *** In need of general modernisation and updating

*** Generously sized rear garden laid to lawn and patio *** Detached garage *** Off street parking to the rear with rights of access via the Cattle
Market

*** A short walk to all Town amenities with Shop and Leisure Centre opposite *** Town nestled at the foothills of the Cambrian Mountains ***
Contact us today to view *** Get your foot on the property ladder - Attention 1st Time Buyers *** Peaceful setting within a Town environment ***
Centre of Town position *** Located at the foothills of the Cambrian Mountains *** 17 miles South from University Town of Aberystwyth on the
Cardigan Bay and 11 miles North from the University Town of Lampeter



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LOCATION

Tregaron is located in the upper Teifi Valley, 17 miles South from the University Town Coastal Resort and Administrative Centre of Aberystwyth and 11 miles North from the University Town of Lampeter. Tregaron offers a wide range of amenities within close proximity to the property including Convenience Stores, Junior and Secondary Schooling, Public Houses, Places of Worship, Rugby Club and Livestock Market, which is located to the rear.

GENERAL DESCRIPTION

A traditional mid terraced Town property enjoying delightful bay frontage. The property is deceptive in size with 3 bedroomed accommodation along with 3 ground floor reception rooms.

To the rear lies a low maintenance lawned rear garden with a detached garage/workshop and off street parking. The property benefits from oil fired central heating, double glazing and a popular Town Centre location.

Perfectly suiting 1st Time Buyers or Family Occupiers. Viewings are highly recommended.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

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



FRONT RECEPTION ROOM 1

15' 7" x 14' 1" (4.75m x 4.29m). With alcove shelving, radiator.



RECEPTION ROOM 2

14' 2" x 10' 8" (4.32m x 3.25m). With a modern feature fireplace with an inset gas fire, radiator, period alcove shelving and storage area.



KITCHEN

14' 8" x 9' 7" (4.47m x 2.92m). A fitted kitchen with a range of wall and floor units with stainless steel 1 1/2 sink and drainer unit, eye level electric oven with 4 ring hob, integrated dishwasher, plumbing and space for automatic washing machine, Grant oil fired central heating boiler running all domestic systems within the property.



CONSERVATORY

14' 3" x 9' 5" (4.34m x 2.87m). Under a poly carbonate roof with UPVC frontage and exposed stone walls.



W.C.

With low level flush w.c.

FIRST FLOOR

FRONT LANDING

Leading to



FRONT BEDROOM 3

11' 5" x 7' 9" (3.48m x 2.36m). With radiator.



FRONT BEDROOM 1

12' 7" x 11' 4" (3.84m x 3.45m). With radiator, alcove cupboard.



REAR BEDROOM 2

14' 5" x 10' 7" (4.39m x 3.23m). Being 'L' shaped, with radiator, enjoying views over the rear garden.



REAR LANDING

With airing cupboard housing the hot water cylinder and immersion, three separate linen/storage cupboards.



BATHROOM

9' 6" x 8' 3" (2.90m x 2.51m). Having a 4 piece suite comprising of a panelled bath, shower cubicle, low level flush w.c., pedestal wash hand basin, shaver light and point, radiator.



EXTERNALLY

GARAGE

22' 0" x 12' 5" (6.71m x 3.78m). With an up and over door, side service door, electricity connected.



GARAGE (SECOND IMAGE)



GARDEN

To the rear of the property lies a low maintenance well maintained garden area with a concreted patio area that leads onto a level lawned area with mature hedge boundaries. Please note there lies a right of way for the neighbouring property. Further details available from the Sole Selling Agents.



GARDEN (SECOND IMAGE)



PARKING AND DRIVEWAY

There lies a private parking area to the rear of the garden having rights of way access via the Livestock Market.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A well positioned Town residence offering deceptive accommodation. Perfectly suiting 1st Time Buyers or Family Occupiers.

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 - To be confirmed.

MONEY LAUNDERING REGULATIONS

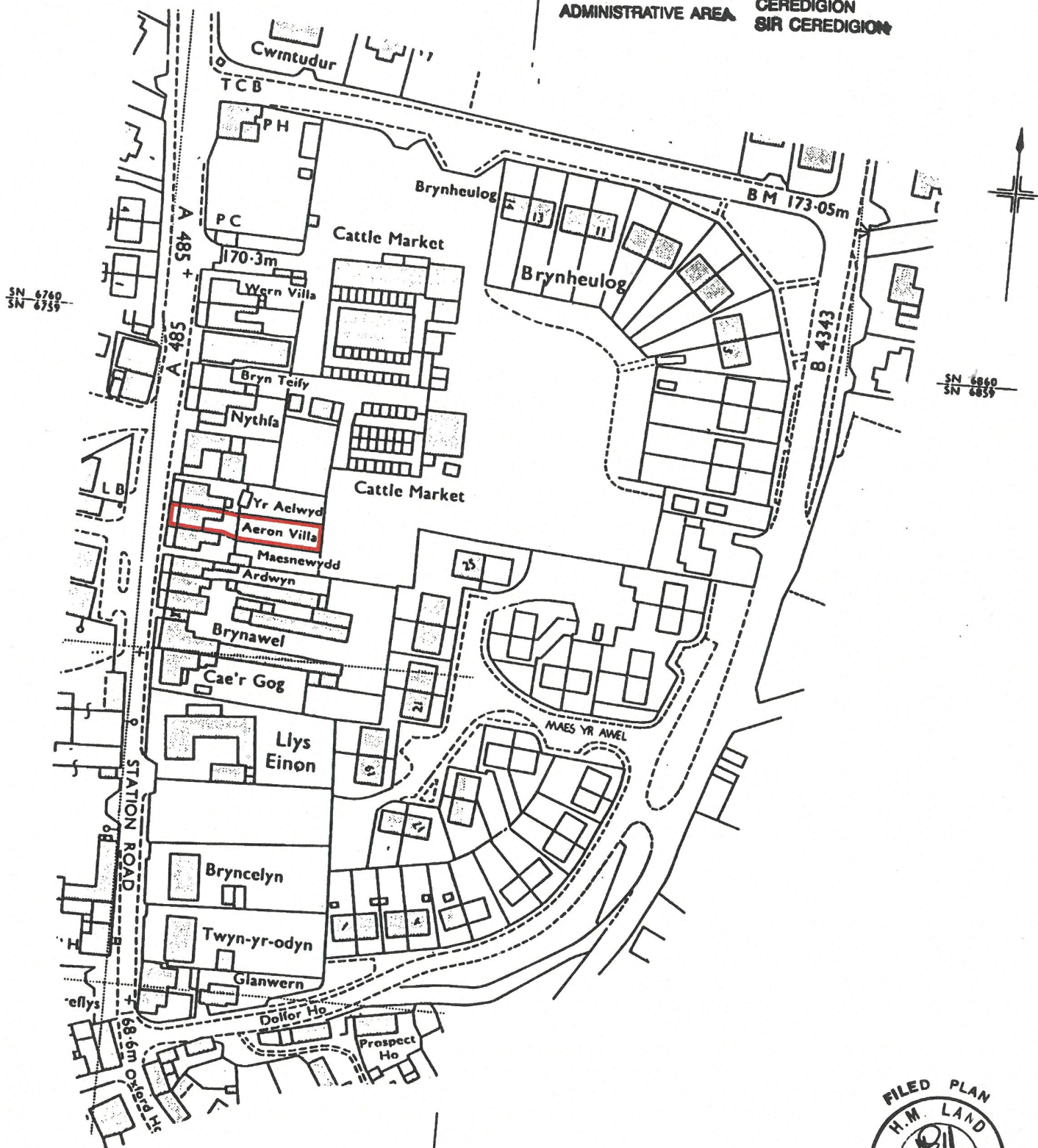
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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.

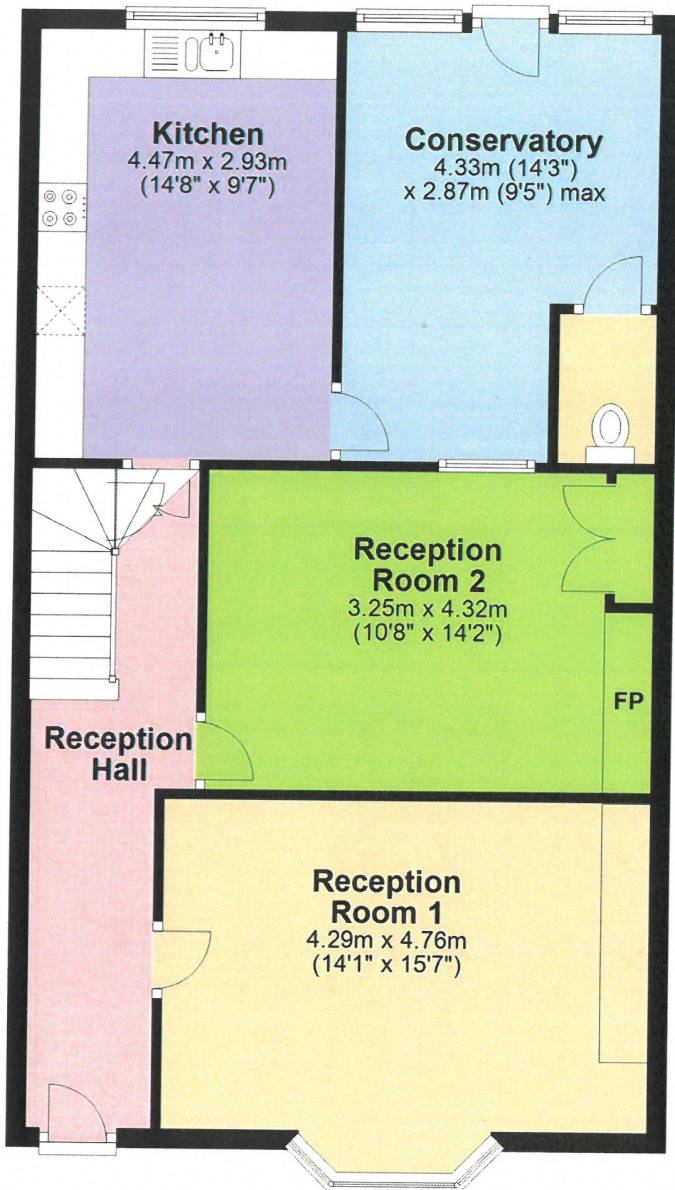
H.M. LAND REGISTRY		TITLE NUMBER	
		WA764551	
ORDNANCE SURVEY PLAN REFERENCE	SN 6759	SECTION A	Scale 1/1250 Enlarged from 1/2500
COUNTY DYFED	DISTRICT CEREDIGION		© Crown copyright 1982

ADMINISTRATIVE AREA CEREDIGION
SIR CEREDIGION



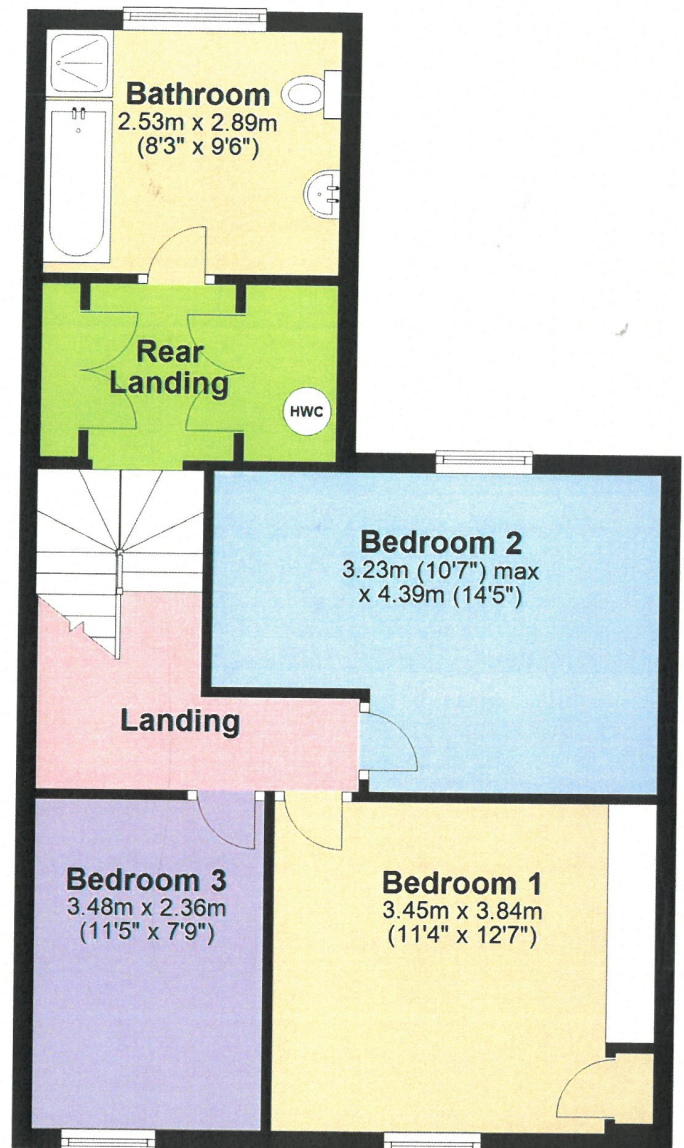
Ground Floor

Approx. 72.2 sq. metres (776.8 sq. feet)



First Floor

Approx. 58.2 sq. metres (626.9 sq. feet)



Total area: approx. 130.4 sq. metres (1403.7 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Aeron Villa, Station Road, Tregaron

Council Tax:

N/A

Parking Types: Off Street.
Rear.

Heating Sources: Oil.

Electricity Supply: Mains
Supply.

Water Supply: Mains
Supply.

Sewerage: Mains Supply.

**Broadband Connection
Types:** None.

Accessibility Types: Not
suitable for wheelchair
users.

EPC Rating: D (62)

**Has the property been
flooded in last 5 years?** No

Flooding Sources:

**Any flood defences at the
property?** No

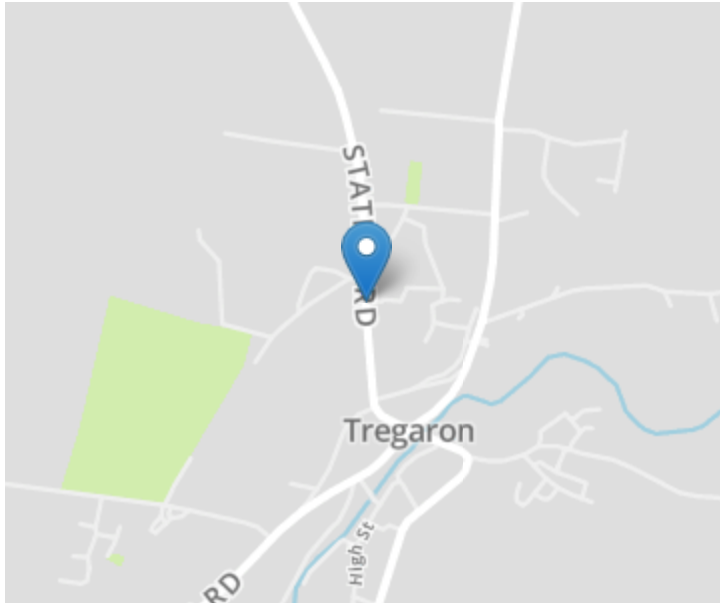
Any risk of coastal erosion?
No

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 A482 road to Tregaron. Once reaching the square in Tregaron turn left along Station Road on the A485 road. Continue up the hill for approximately 300 metres from the square and the property will be found on the right hand side, as identified by the Agents 'For Sale' board. next door to the N.E.U. Office.

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		84
(69-80) C		
(55-68) D	62	
(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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