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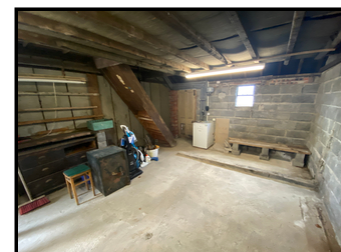


RICS



Since 1989

Well positioned detached Village bungalow. Picturesque Llangeitho, West Wales



Erw Lon Llangeitho, Tregaron, Ceredigion. SY25 6SU.

REF: R/3178/LD OFFERS IN THE REGION OF

£175,000

*** No onward chain *** Well positioned detached bungalow *** Comfortable 2 bedroomed accommodation with recently fitted wet room *** Pleasant and convenient centre of Village location
*** Recently fitted oil fired central heating and UPVC double glazing

*** Low maintenance with raised patio area *** Useful detached garage with loft over - Potential conversion - Subject to consent *** Garden shed/workshop and a car port (with extra height) ***
Tarmacadamed gated driveway with ample parking

*** Short level walking distance to Village amenities *** Llangeitho benefits from a Village Shop, Public House, Village Hall and Places of Worship *** Highly sought after picturesque Aeron Valley Village ***
Suiting retirement living with level access throughout *** Contact us today to view

LOCATION

The property is well positioned within the Village of Llangeitho. Llangeitho is located in the upper reaches of the Aeron Valley, some 9 miles from the Georgian Coastal and Harbour Town of Aberaeron, 8 miles from the University Town of Lampeter, 7 miles from Felinfach and 3 miles from the popular Market Town of Tregaron. Llangeitho itself offers a Convenience Store, Café, Junior School, Public House, Garage and Places of Worship.

GENERAL DESCRIPTION

The property itself is a comfortable 2 bedroomed bungalow enjoying a convenient centre of Village location. The property itself has been partially upgraded in recent times with new central heating and double glazing throughout.

Externally it offers low maintenance living with a large parking area and a raised patio garden area. The garage is attached to the property with an adjoining car port.

The property itself is in need of sympathetic modernisation and currently offers more particularly the following:-

RECEPTION HALL

With access via a UPVC front entrance door, radiator, doors through to Living Room.



LIVING ROOM

13' 9" x 9' 3" (4.19m x 2.82m). With a modern tiled fireplace (not in use), two radiators.



FRONT BEDROOM 1

12' 6" x 8' 8" (3.81m x 2.64m). With radiator.



REAR BEDROOM 2

10' 7" x 9' 4" (3.23m x 2.84m). With radiator.



WET ROOM

7' 8" x 5' 4" (2.34m x 1.63m). Newly completed with a walk-in shower facility, low level flush w.c., pedestal wash hand basin, radiator, aqua splash boarding throughout, extractor fan.



KITCHEN

13' 9" x 8' 4" (4.19m x 2.54m). A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, solid fuel Rayburn, radiator, free standing electric and extractor hood over, pantry cupboard, separate airing cupboard with radiator and shelving.



REAR HALLWAY/PASSAGE

28' 0" x 4' 0" (8.53m x 1.22m). With a front and rear UPVC entrance door, wash hand basin, plumbing and space for automatic washing machine.

EXTERNALLY

ATTACHED GARAGE

19' 2" x 14' 6" (5.84m x 4.42m). With sliding and bifold doors, staircase leading to loft over with electricity and water connection, housing the Worcester oil fired central heating boiler. Potential for further accommodation/conversion (subject to consent).



ADJOINING CAR PORT

18' 2" x 13' 5" (5.54m x 4.09m). With extra height.



CORRUGATED IRON SHED/WORKSHOP

RAISED PATIO AREA

With potential to re-establish as a garden.



PARKING AND DRIVEWAY

A gated tarmacadamed driveway to the front of the property with ample parking and turning space.



PLEASE NOTE

We are advised that the property is of Woolaway construction.

AGENT'S COMMENTS

A well positioned detached bungalow. Suiting a range of Buyers.

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 property - 'C'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, recently fitted oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

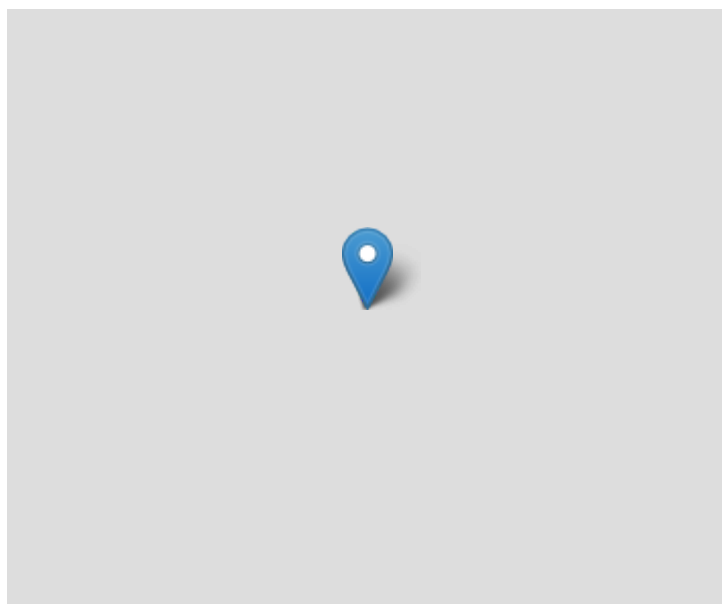
Directions

From Lampeter take the A485 Tregaron roadway. Continue through the Villages of Llangybi and Olmarch. Take the next left hand turning in Llanio signposted Llangeitho. Continue for Stags Head crossroads, turning left again. Continue down the hill and as you enter the Village of Llangeitho Erw Lon will be located next to the Village Hall 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

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'.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor



The Floor plans are for guidance only.
Plan produced using PlanUp.