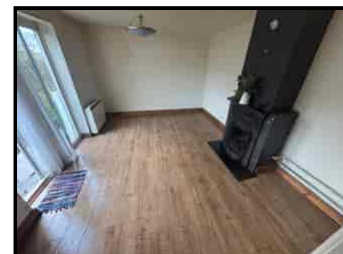


*A delightfully positioned 3 bedroomed semi detached cottage with off lying garden and parking.
Tregaron Town Centre, West Wales*



Glanrhyd, Doldre, Tregaron, Ceredigion. SY25 6JT.

£140,000

REF: R/4396/LD

*** No onward chain - Motivated Seller *** A delightfully positioned semi detached cottage *** Deceptive 3 bedroomed accommodation *** Large 'L' shaped kitchen *** Electric heating and open fire with back boiler *** Double glazing and good Broadband connection *** Recently upgraded and well insulated property *** Rear balcony with views over the River Brennig

*** Off lying garden area (located opposite the property) - A mature garden with patio area *** Off street parking area

*** Centre of Town position in a sought after locality and within walking distance to all Town amenities *** A short walk to the Henry Richard School *** Tregaron lies at the foothills of the Cambrian Mountains *** A country cottage with convenience of Town living *** Contact us today to view



LAMPETER
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Ceredigion, SA48 7DT
Tel: 01570 423623
lampeter@morgananddavies.co.uk



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Ceredigion, SA46 0AS
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CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

Well positioned just off the Town Centre of Tregaron, within walking distance to a good range of facilities including Primary and Secondary Schooling, Doctors Surgery, Chemist, Public House and Places of Worship.

GENERAL DESCRIPTION

A traditional 3 bedroomed semi detached cottage offering deceptive accommodation and benefiting from an off lying garden with off street parking. To the rear of the property itself lies a balcony that overlooks the River Brennig providing a picturesque location yet being convenient to amenities within the Town of Tregaron with a small bridge that interconnects it and giving it a short walk to the School. The property benefits from electric heating with an open fire with a back boiler, double glazing and good Broadband connection.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door with side glazed panel, night storage heater, staircase to the first floor accommodation, tiled flooring, meter cupboard.

KITCHEN

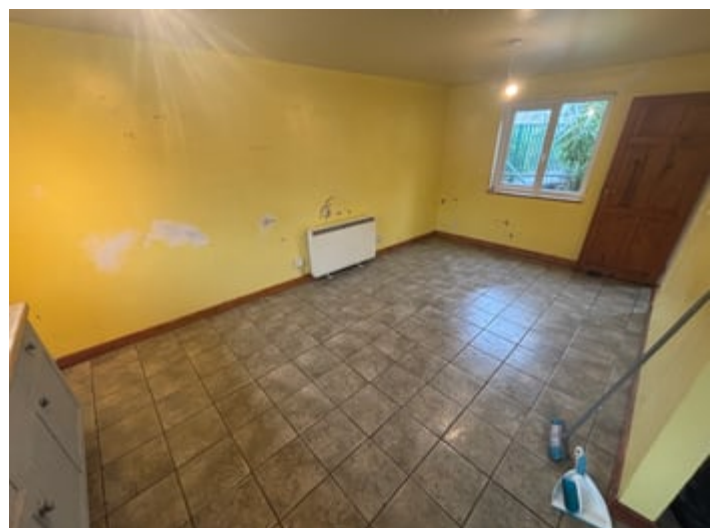
18' 2" x 17' 9" (5.54m x 5.41m). Being 'L' shaped. A fitted kitchen with a range of floor cupboards, ceramic sink and drainer unit with mixer tap, integrated oven, 4 ring hob with extractor hood over, plumbing and space for automatic washing machine, tiled flooring, night storage heater.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



LIVING ROOM

14' 0" x 10' 9" (4.27m x 3.28m). With a cast iron open fireplace with a back boiler, night storage heater, sliding patio doors to the balcony area enjoying views over the River Brennig.



BALCONY AREA

Enjoying views over the River Brennig with direct access onto the footpath bridge that inter connects the Town.



FIRST FLOOR

LANDING

With access to the insulated loft space, airing cupboard with hot water tank and immersion heater.

REAR BEDROOM 1

13' 9" x 13' 0" (4.19m x 3.96m). With two Velux roof windows, night storage heater.



REAR BEDROOM 2

10' 3" x 10' 0" (3.12m x 3.05m). With night storage heater and enjoying views over the River Brennig.



BATHROOM

Having a 4 piece suite comprising of a corner bath, low level flush w.c., pedestal wash hand basin, enclosed shower cubicle with Triton electric shower, Velux roof window, wall heater.



REAR BEDROOM 3

9' 9" x 6' 9" (2.97m x 2.06m). With night storage heater, Velux roof window.



EXTERNALLY

OFF LYING GARDEN

Located opposite the property being laid to lawn with a variety of mature shrubs and trees providing great outdoor space. Currently a blank canvas.



PARKING AND DRIVEWAY

Parking is located adjacent on the off lying garden area with parking for one or two vehicles possible.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A convenient position. A character property with deceptive accommodation.

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 - 'B'.

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.

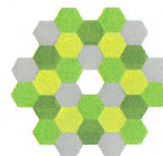
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

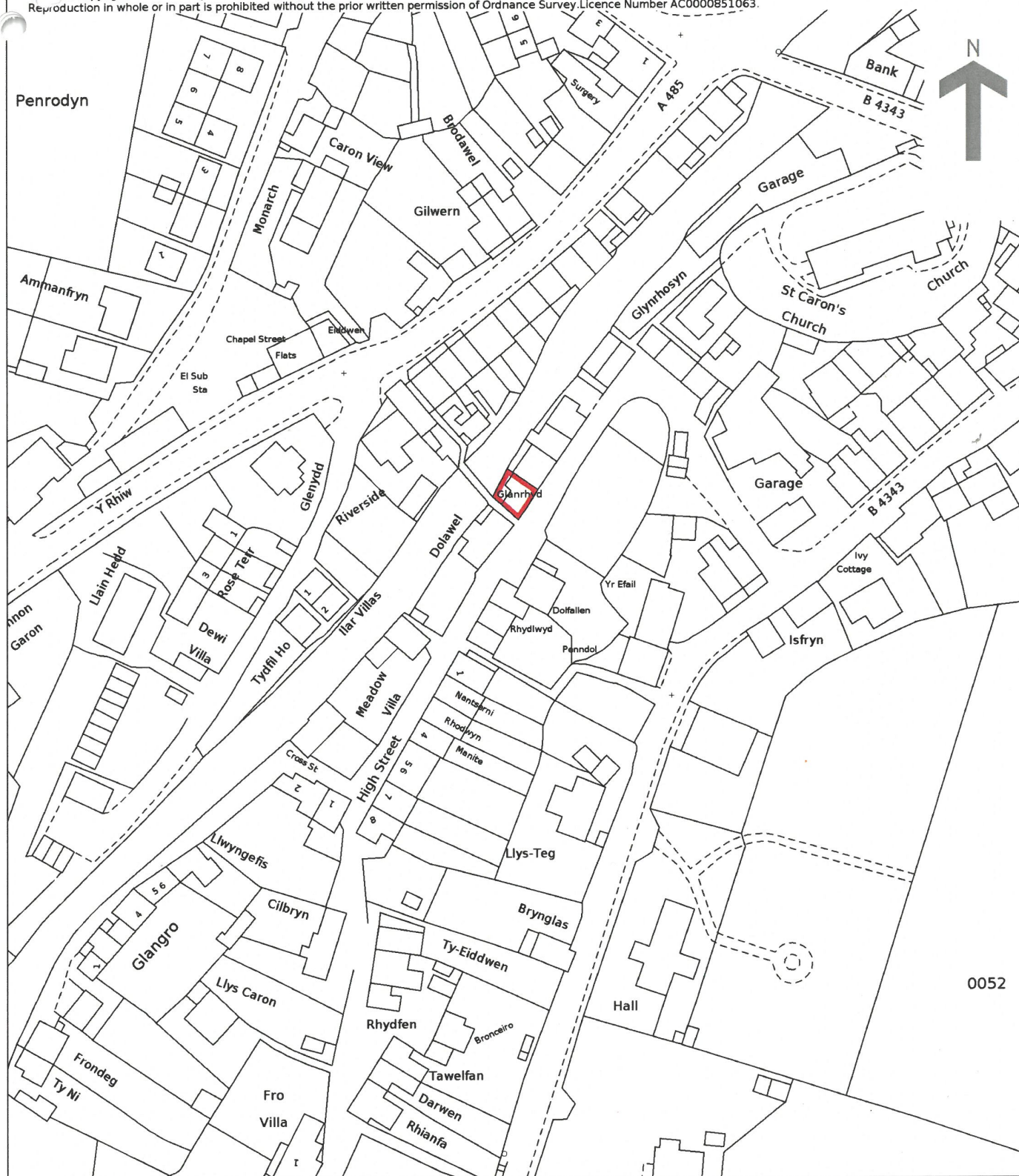
Land Registry

Official copy of
title plan

Title number **WA534983**
Ordnance Survey map reference **SN6759NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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Council Tax: Band B

N/A

Parking Types: Off Street.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (39)

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

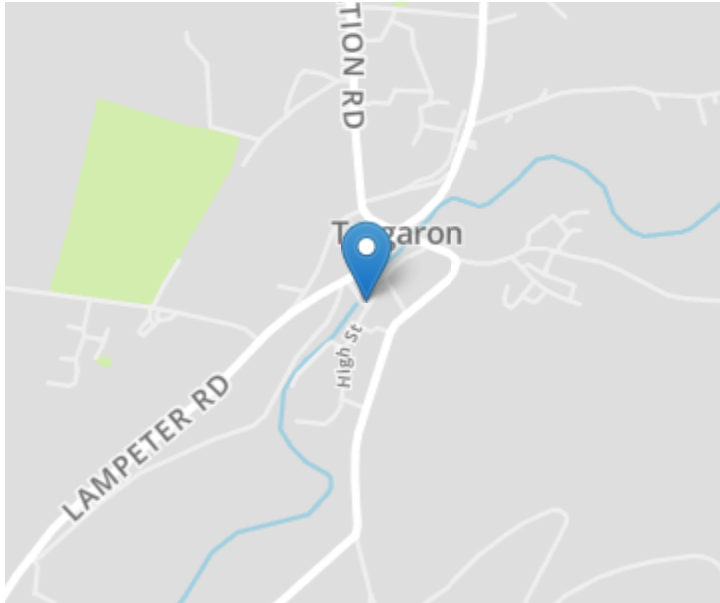
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?
No

The existence of any public or private right of way? No

Construction Type

Traditional



Directions


From Lampeter take the A485 road North to Tregaron. On reaching the Town of Tregaron turn right at the crossroads. Proceed past the Talbot Hotel and head down Dewi Road. Turn right immediately after passing the Garage and down a 'No Through' road signposted Doldre. Continue on this lane for approximately 50 yards and the property will be located 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'.

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		86
(69-80) C		
(55-68) D		
(39-54) E	39	
(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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12 Harford Square
Lampeter
Ceredigion
SA48 7DT

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<http://www.morgananddavies.co.uk>



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