

Regulated by:



RICS



Since 1989

A traditional utterly charming mid terraced cottage. Tregaron, West Wales



Ystwyth House, Abergwesyn Road, Tregaron, Ceredigion. SY25 6NF.

REF: R/2593/LD

£139,950

*** Idyllic country cottage *** Utterly charming and beautifully presented *** Traditional stone and slate mid terraced cottage bursting with period charm

*** Deceptive 2/3 bedroomed accommodation *** Low maintenance - Inside and out *** Electric heating, UPVC double glazing and good Broadband speeds *** Superbly decorated with unique and Bespoke features - Such as painted staircase
*** Free standing kitchen with useful utility area *** Pleasant low maintenance lawned rear garden and patio - Enclosed and a real sun trap

*** Popular and convenient edge of Town location *** Walking distance to all Town amenities and various country walks
*** Foothills of the beautiful Cambrian Mountains - Renowned for its outdoor pursuits *** A property with a lot to offer - Don't miss out

LOCATION

Conveniently positioned on the edge of the popular and traditional Market Town of Tregaron which offers a good range of local facilities, including Shops, Post Office, Doctors Surgery, Chemist, Public Houses as well as Places of Worship, nestling in the foothills of the Cambrian Mountains renowned for its outdoor pursuits, including Bird watching, mountain biking and walking, being some 8 miles North from the popular University and Market Town of Lampeter and 16 miles inland from the large Administrative Centre of Aberystwyth with its National Retailers and Rail Networks.

GENERAL DESCRIPTION

A split house, an attractive stone cottage of traditional construction under a slate roof, being mid terraced, and nicely positioned on the edge of the popular Market Town of Tregaron, lying at the foothills of the renowned Cambrian Mountains.

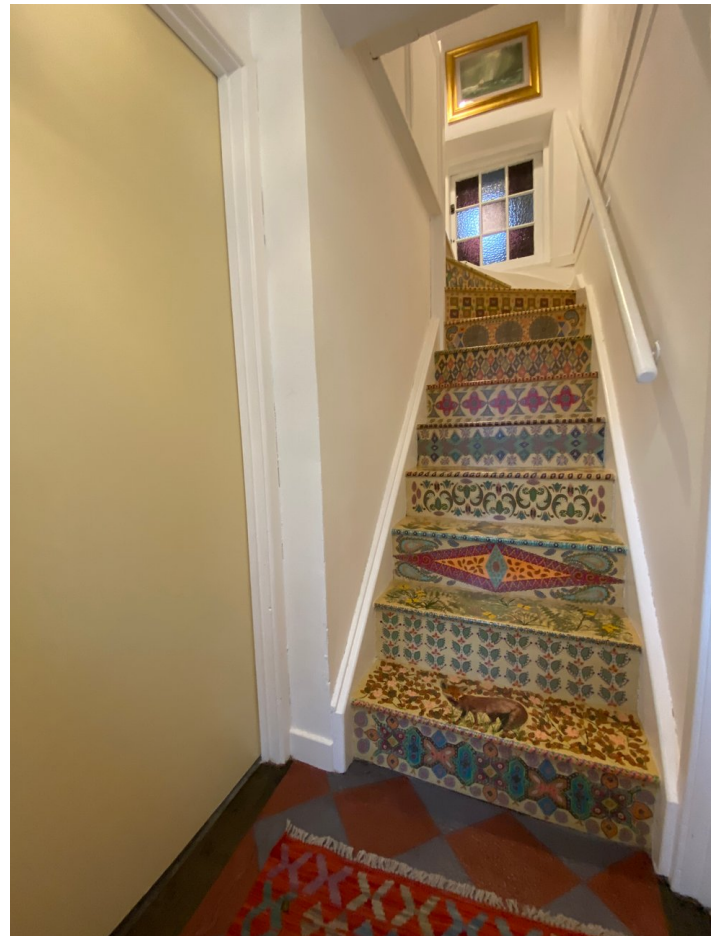
The property itself is superbly presented and is bursting with charming features, benefiting from 2/3 bedrooomed accommodation along with a low maintenance and enclosed lawned rear garden, all of which enjoying a picturesque backdrop over the open countryside.

The property itself is suiting 1st Time Buyers or Investment Purchasers with its spacious and well presented accommodation and convenient location. The property is within easy commuting distance to the larger Administrative Centres of Aberystwyth, Lampeter and Aberaeron.

The property has undergone sympathetic refurbishment in recent times and offers period charm and character and currently offers the following:-

RECEPTION HALL

Accessed via a UPVC front entrance door, electric wall heater, beautifully designed staircase to the first floor accommodation.



SITTING ROOM/BEDROOM 3

14' 7" x 6' 2" (4.45m x 1.88m). With striped timber flooring.



LIVING ROOM

14' 2" x 12' 7" (4.32m x 3.84m). A fantastic full of character Family room, being newly insulated and with new Larch ceiling beams, open fireplace with an oak surround housing an 8 kilowatt cast iron multi fuel stove on a slate hearth, character wood panelled walls, flag stone flooring, spot lighting, understairs storage cupboard.



KITCHEN

22' 5" x 6' 4" (6.83m x 1.93m). A charming free standing kitchen with Red and Black quarry tiled flooring, fitted cupboards with a Belfast sink and electric cooker point. In all a spacious room being a blank canvas and giving you a chance to create your own kitchen masterpiece.



BOOT ROOM/UTILITY

6' 4" x 4' 1" (1.93m x 1.24m). Of UPVC construction under a poly carbonate roof, plumbing and space for automatic washing machine, tiled flooring, rear entrance door.

FIRST FLOOR

LANDING

With access to a large undereaves storage area, airing cupboard with hot water cylinder and immersion.



BEDROOM 1

14' 8" x 11' 7" (4.47m x 3.53m). Being 'L' shaped, with two windows to the front.



BEDROOM 2

9' 5" x 9' 3" (2.87m x 2.82m). Having an open fireplace and access to the loft space.



BATHROOM

A recently decorated suite with a panelled bath with shower over, pedestal wash hand basin, low level flush w.c., chrome heated towel rail, roof window.



EXTERNALLY

GARDEN

A particular feature of this most charming mid terraced Town residence is its low maintenance rear garden, being currently split level, with an enclosed level lawned garden area, and at a lower level a gravelled patio/dining outdoor dining area, all of which being secure and providing a real suntrap. In all enjoying a breathtaking backdrop over the open countryside.



PATIO AREA



FRONT OF PROPERTY



PLEASE NOTE

Ystwyth House enjoys a right of way rear access through the neighbouring property.

AGENT'S COMMENTS

An idyllic beautifully presented Town residence deserving early viewing.

VIDEO

Virtual Video available on our Website – www.morgananddavies.co.uk

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council and has the following charges. Council Tax Band: 'C'.

Services

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

Directions

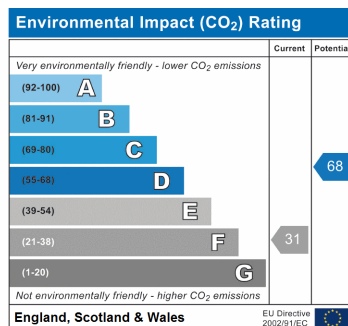
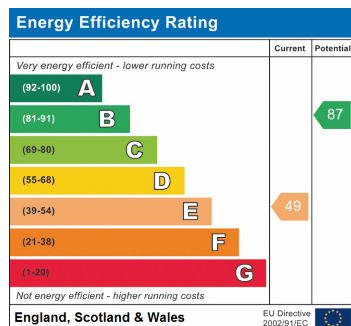
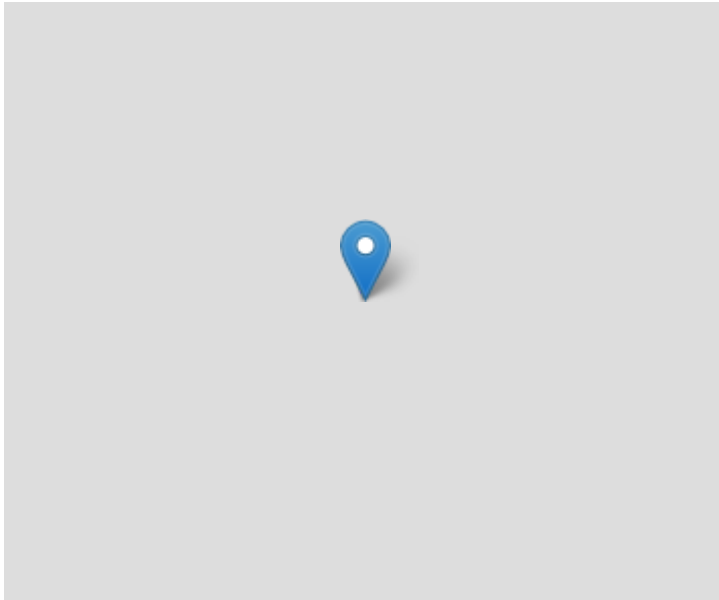
From Lampeter take the A485 to Tregaron. Turn right over the bridge at the main square and bear left at the Talbot Hotel. Across the square continue onto Abergwesyn Road. After approximately 200 metres the property will be found on your right hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

Virtual Video available on our Website – www.morgananddavies.co.uk

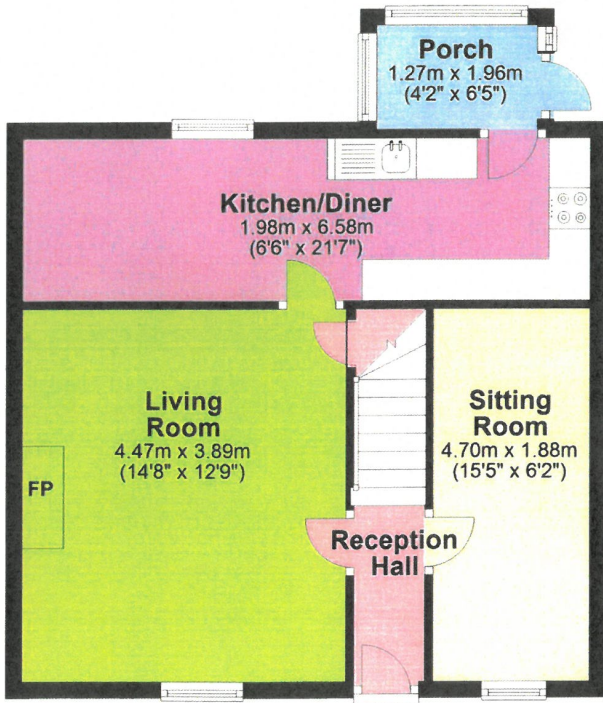
All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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



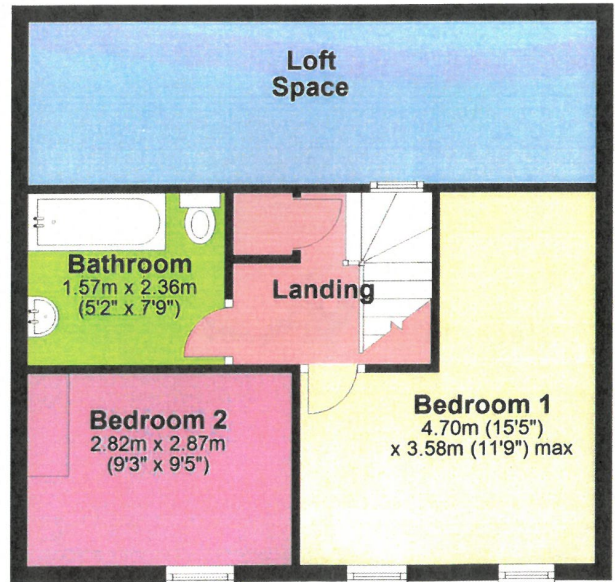
Ground Floor

Approx. 48.4 sq. metres (520.8 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.0 sq. feet)



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

MyArch House, Trossachs