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A superior and impressive proportioned Family home. Tregaron, West Wales



Garreg Lwyd, Lon Caron, Tregaron, Ceredigion. SY25 6JH.

REF: R/2705/LD

£345,000

- *** The perfect home for the whole Family *** Superior and impressively proportioned Family residence
- *** Highly sought after 5 double bed roomed, 3 bathroomed accommodation *** Well appointed and presented throughout with fantastic living space *** Traditional oak kitchen and stylish bathrooms *** Oil fired central heating, UPVC double glazing and good Broadband speeds
- *** Pleasant and extensive corner plot with newly fenced garden area *** Large Family sized lawned garden with activity climbing frame *** Walled tarmacadamed driveway with ample parking
- *** Edge of popular Market Town location - Within a popular cul-de-sac *** Short walk to the Local Primary and Secondary Schools and local Town amenities *** Tregaron lies at the foothills of the renowned Cambrian Mountains with vast outdoor pursuits *** Viewing is highly recommended - Prepare to be impressed

LOCATION

Tregaron is located in the upper reaches of the Teifi Valley, at the foothills of the Cambrian Mountains, within 16 miles from the University Town Coastal Resort and Administrative Centre of Aberystwyth and 11 miles North from the University Town of Lampeter. The Town of Tregaron offers a wide range of amenities including Public House Convenience Store, News Agent, Hotel, Primary and Secondary Schooling, Leisure Centre, Garage, Places of Worship, Doctors Surgery, Chemist, with a wider range of amenities amenities in Aberystwyth and Lampeter.

GENERAL DESCRIPTION

Prepare to be impressed. Carreg Lwyd offers a superior 5 bedroomed, 3 bathroomed accommodation with fantastic Family living space on the ground level. It enjoys a commanding corner plot with an extensive lawned garden and tarmacadamed parking area, the whole being well appointed and presented, and provides the most perfect Family residence, or alternatively utilised as a B&B/Guest House, or split into two Family accommodations (subject to consent).

Currently the property consists of the following:-



RECEPTION HALL

Via a UPVC front entrance door with glazed side panels, open tread timber staircase to the first floor accommodation with understairs storage cupboard, slate flag stone flooring, radiator.



CLOAKROOM

With low level flush w.c., wash hand basin.

STUDY/GAMES ROOM

9' 9" x 9' 9" (2.97m x 2.97m). With radiator.



SITTING ROOM



17' 4" x 11' 8" (5.28m x 3.56m). With parquet wooden flooring, built-in display cabinet, open fireplace with a slate hearth, T.V. point.

DINING ROOM

12' 9" x 11' 8" (3.89m x 3.56m). With radiator, three archways opening onto the sun room, sitting room and kitchen.



SUN ROOM

30' 0" x 7' 3" (9.14m x 2.21m). The WOW factor, being South facing with large windows and patio doors opening onto the rear garden area, two radiators, part vaulted ceiling.



KITCHEN

12' 0" x 10' 8" (3.66m x 3.25m). A solid oak traditional kitchen with wall and floor units with work surfaces over, Belfast sink with mixer tap, Royal Rayburn running the domestic hot water and towel rail within the Family bathroom, eye level oven and microwave with a 4 ring ceramic hob with extractor hood over.



FAMILY LIVING ROOM

19' 4" x 16' 2" (5.89m x 4.93m). With an open corner fireplace, engineered oak flooring, two windows to the front.



UTILITY ROOM

19' 2" x 7' 6" (5.84m x 2.29m). With modern glazed fitted units with Belfast sink and mixer tap, Lamona 4 ring extractor hob, plumbing and space for automatic washing machine and tumble dryer, Bespoke coat and shoes hanging unit, rear entrance door, tiled flooring, large storage cupboard housing the oil fired central heating boiler.



FIRST FLOOR

GALLERIED LANDING

With airing cupboard.



FRONT BEDROOM 5

9' 8" x 9' 3" (2.95m x 2.82m). With built-in cupboards, radiator.



REAR BEDROOM 4

16' 2" x 11' 9" (4.93m x 3.58m). With wall to wall full height built-in wardrobes, radiator.



REAR BEDROOM 3

12' 4" x 11' 9" (3.76m x 3.58m). With built-in cupboards, radiator.



FAMILY BATHROOM



A stylish and modern suite with a panelled bath, low level flush w.c., corner shower cubicle, vanity unit with wash hand basin, radiator, heated towel rail, extractor fan.

WALK-IN DRESSING ROOM

8' 9" x 6' 9" (2.67m x 2.06m). With radiator, various shelving and hanging areas.

FRONT BEDROOM 2



16' 0" x 12' 7" (4.88m x 3.84m). With radiator.

EN-SUITE TO BEDROOM 2



A stylish suite with a shower unit, low level flush w.c., wash hand basin, heated towel rail, extractor fan.

PRINCIPAL BEDROOM 1

17' 9" x 11' 3" (5.41m x 3.43m). With radiator, walk-in wardrobe, two windows overlooking the rear garden area.



EN-SUITE TO PRINCIPAL BEDROOM

With 1,200mm walk-in shower cubicle with a glazed mirror, low level flush w.c., vanity unit with wash hand basin, heated towel rail.



EXTERNALLY

GARDEN

Impressively sized for the whole Family, all of which being private and laid to lawn. The garden also benefits from an **ACTIVITY AND SWING FRAME**. The garden is South facing with a patio providing the perfect outdoor entertaining area. In all the garden is a blank canvas offering great opportunities.



HARD STANDING

To the side lies a concreted area perfect for a caravan, motorhome storage or for the creation of a garage (subject to consent).



PARKING AND DRIVEWAY

Extensive tarmacadamed walled driveway with ample parking and turning space for a number of vehicles.



AGENT'S COMMENTS

A superior and impressive family home in a sought after location.

Services

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

Directions

From Lampeter take the A485 road to Tregaron. Once reaching Tregaron, head onto the B4343 towards

Pontrhydfendigaid.

On leaving the town, Pwllswyddog development will be on your right hand side and the property will be located as the second on your right, as indicated 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

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