

Nicely positioned 3 bedroomed mid terraced cottage with enclosed garden. Tregaron, West Wales



7 High Street, Doldre, Tregaron, Ceredigion. SY25 6JU.

£149,950

REF: R/4719/LD

*** No onward chain - Priced to sell *** Looking to get your foot on the property ladder - This is the perfect first home *** A comfortable and well positioned mid terraced cottage *** 3 bedroomed deceptive accommodation with large kitchen *** Newly fitted electric heating, new UPVC sash windows and good Broadband connectivity

*** Enclosed garden area laid to level lawn and patio with small corrugated iron store shed *** Conveniently positioned within the Town of Tregaron in the residential district of Doldre *** Within walking distance to all Town amenities and Ysgol Henry Richards School *** Viewings highly recommended - Contact us today to view



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LOCATION

Tregaron is located in the upper reaches of the Teifi Valley, 12 miles North from the University Town of Lampeter and 18 miles South from the University Town Coastal Resort and Administrative Centre of Aberystwyth. Tregaron is located at the foothills of the Cambrian Mountains and adjacent to Cors Caron Nature Reserve. The Town offers a wide range of amenities including business, social, educational, Doctors Surgery and Places of Worship.

GENERAL DESCRIPTION

A deceptive and well appointed 3 bedroomed mid terraced cottage enjoying a convenient position within the Town of Tregaron. The property has been upgraded with new electric heating, UPVC sash windows and good Broadband connectivity.

Externally it enjoys an enclosed level lawned garden area with a small corrugated iron shed. The property lies within walking distance to a range of amenities.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With UPVC front entrance door, staircase to the first floor accommodation, Dimplex electric heater.

LIVING ROOM

15' 0" x 14' 0" (4.57m x 4.27m). With an open fireplace housing a cast iron wood burning stove with surround, laminate flooring, large understairs storage cupboard, Dimplex electric heater.



LIVING ROOM (SECOND IMAGE)



KITCHEN/DINER

22' 6" x 9' 4" (6.86m x 2.84m). A fitted pine kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit with mixer tap, plumbing and space for automatic washing machine, space for under counter fridge and freezer, electric oven, 4 ring hob with extractor hood over, large picture window overlooking the rear garden, UPVC rear entrance door.



KITCHEN (SECOND IMAGE)



FIRST FLOOR

LANDING

With an airing cupboard housing the hot water cylinder and immersion, separate access to the loft space.

BEDROOM 1

17' 9" x 9' 9" (5.41m x 2.97m). With timber flooring, Dimplex electric heater.



BEDROOM 2

10' 3" x 9' 4" (3.12m x 2.84m). With timber flooring, Dimplex electric heater, views over the rear garden.



BEDROOM 3

13' 2" x 8' 7" (4.01m x 2.62m). Being 'L' shaped, with timber flooring, Dimplex electric heater.



BOX ROOM

5' 7" x 4' 0" (1.70m x 1.22m). With Dimplex electric heater.



BATHROOM

A pine suite with a panelled bath, pedestal wash hand basin, low level flush w.c, Dimplex wall heater.



EXTERNALLY

GARDEN

A particular feature of this charming cottage is its enclosed yet generous garden area being laid to patio and level lawned areas. To the rear lies a corrugated iron store shed. A great asset to any Town property.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN SHED



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A nicely presented cottage within a Town environment.
Suiting 1st Time Buyers. A must view.

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.

Council Tax: Band B

N/A

Parking Types: No Parking Available.

Heating Sources: Double Glazing.

Electric. Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

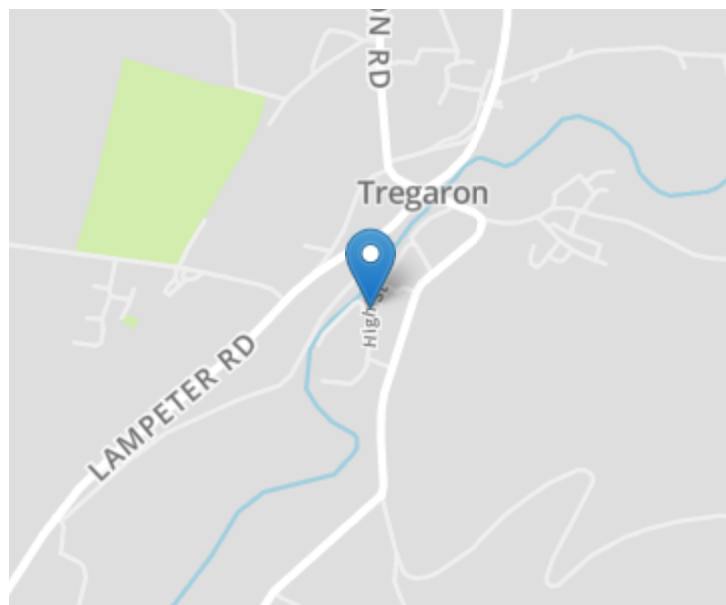
Any risk of coastal erosion? No

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 proceed along the A485 road to Tregaron. Once reaching the square in Tregaron turn right over the bridge then bearing right into Dewi Road past the Talbot Hotel. Turn immediately right by Jenkins & Son garage into Doldre. Continue along the road down into Doldre. The property will be seen on your left 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

For further information or to arrange a viewing on this property please contact :

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