

*A Delightful and characterful 3 bedroomed detached house with a large garden and parking,  
Tregaron, West Wales.*



Tanybryn Dewi Road, Tregaron, Ceredigion. SY25 6JN.

**£248,500 Offers in Region of**

**REF: R/4305/AM**

\*\*\* No onward Chain \*\*\* Substantial property \*\*\* traditional 3 bedroomed accommodation with generous living areas \*\*\* Recently Refurbished \*\*\* Full of characterful features throughout \*\*\* Oil fired central heating \*\*\* Attached garage \*\*\*

\*\*\* Large garden to rear with sitting area \*\*\* Perfectly family proportioned accommodation \*\*\* Easy and level walking distance to the centre of Tregaron and all amenities such as Shops, Garage, Convenience Store, Hotel, Public Houses and Places of Worship \*\*\* Located at the foothills of the Cambrian Mountains \*\*\* 17 miles South from the University Town of Aberystwyth on the Cardigan Bay \*\*\* 11 miles North from the University Town of Lampeter \*\*\*



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## Location

Conveniently positioned within the traditional Market Town of Tregaron offering a good range of local facilities including Shops, Post Office, Doctors Surgery, Chemists, Public Houses and Places of Worship, nestling at the foothills of the Cambrian Mountains renowned for its outdoor pursuits, 11 miles North from the University Town of Lampeter and 17 miles inland from the University Town Coastal Resort and Administrative Centre of Aberystwyth.

## General Description

Tanybryn is a pleasant and traditional town residence with perfect family proportioned accommodation on the outskirts of the popular town of Tregaron. The property itself is a large detached home with an attached garage and is level walking distance to all amenities available within Tregaron.

The property offers 3 bedroomed accommodation along with generous living areas. The property has recently been refurbished with a new kitchen and bathroom with it being ready to move in. Oil fired central heating and double glazing throughout.

A large garden to the rear of the property with a level gravelled area, offering a large range of opportunities to great your own style of garden.

In all the property offers great potential. A perfect family home in a convenient position.



## Reception Hallway

9' 4" x 8' 7" (2.84m x 2.62m) Accessed via a large solid timber door, with traditional features of a Black and White quarry tiled flooring and an oak stair case with storage space under.



## Living Room

20' 10" x 16' 7" (6.35m x 5.05m) A double aspect room with two windows to the front of the property and UPVC double glazed patio doors to the rear leading to the garden. A log burning stove with a stone hearth under and a hardwood surround. Timber flooring and three radiators.



## Kitchen



12' 3" x 9' 3" (3.73m x 2.82m) A fully fitted kitchen with a wall and floor units with a worktop over. A stainless steel sink with drainer unit. A Stanley range with an oil fired back boiler supplying domestic hot water and central heating for the property with an extractor fan over. Space for a fridge and tiled flooring. Arched door way leading to the garden.

## Attached Garage/ Utility Area

20' 7" x 10' 9" (6.27m x 3.28m) With a Belfast sink and separate tap. An electric roller shutter door with a concrete floor. Rear access door to the rear of the property and garden. Conversion possibility to extend the living quarters (Subject to planning consent).



## First Floor

Approached via an Oak solid staircase from the reception hall. Access to loft.

## Bedroom 1

11' 6" x 9' 3" (3.51m x 2.82m) With radiator.

## Bedroom 2

13' 9" x 10' 3" (4.19m x 3.12m) With radiator.



## Family Bathroom

A three piece suite incorporating a panelled bath with a mixer tap and a shower attachment. Pedestal wash hand basin and a low level flush W.C. Heated towel rail and a shaver point.



## Rear landing

With an airing cupboard and radiator.

## Bedroom 3

18' 4" x 11' 7" (5.59m x 3.53m) With radiator.



## Externally

### Garden

The garden to the rear of the property is a large open space with a gravelled area leading to an enclosed lawned area being well fenced and not overlooked and private. To the rear of the garden overlooking the Welsh countryside.



## Rear Of The Property



## 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. Council Tax Band for the property - 'D'.

## 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, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

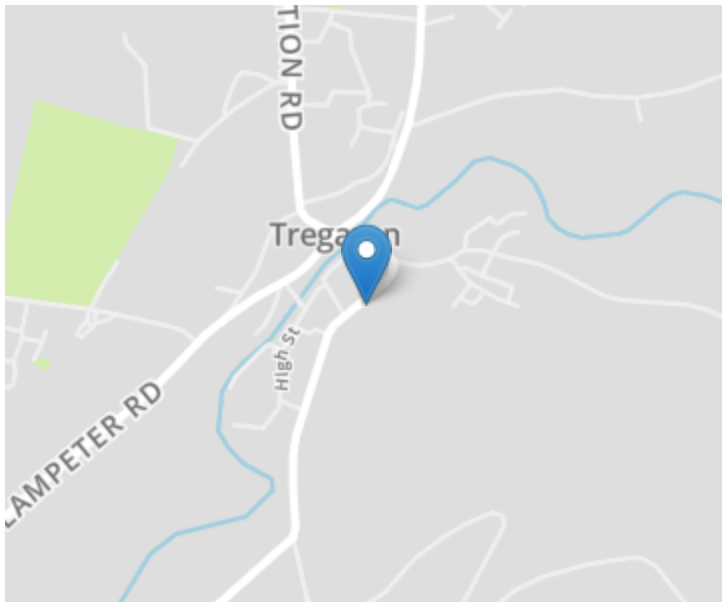
## Directions

From Lampeter take the A485 North to Tregaron. On reaching the Town turn right at the crossroads. Proceed past the Talbot Hotel and head down Dewi Road. The Property will be seen on your left hand side opposite the Garage, 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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

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