

A sought after detached Family home offering 4 bedroomed accommodation, front and rear garden, garage and parking. Edge of Tregaron, West Wales



Penbryn, 3 Lon Caron, Tregaron, Ceredigion. SY25 6JH.

£285,000

REF: R/4797/LD

- ** Nicely positioned and sought after detached residence *** Spacious and well proportioned 4 bedroomed accommodation
- *** Set within a generous plot *** Located within a popular cul-de-sac *** Modern and recently upgraded kitchen and bathroom suite *** Oil fired central heating, UPVC double glazing and good Broadband connectivity
- *** Ample parking and detached garage *** Mature grounds to the front and rear laid to lawn *** Range of fruit trees with Apple and Pears *** Totally private and not overlooked *** Rear garden with fantastic views
- *** Edge of Town location - Within walking distance to all amenities as well as Ysgol Henry Richard *** Tregaron lies at the foothills of the Cambrian Mountains renowned for its outdoor pursuits *** A must view property



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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 Houses, Convenience Store, Newsagent, Hotel, Primary and Secondary Schooling, Leisure Centre, Garage, Places of Worship, Chemist and Doctors Surgery. The property itself enjoys a pleasant location within Lon Caron that lies on the edge of the Market Town.

GENERAL DESCRIPTION

The perfect Family home. Penbryn offers spacious and well proportioned 4 bedroomed accommodation with newly upgraded kitchen and bathroom suite. The property itself benefits from oil fired central heating, UPVC double glazing and all mains provisions.

It sits within a generous plot in a sought after cul-de-sac. The gardens have been well maintained and are private and laid mostly to lawn. The current Vendors have landscaped the gardens to offer a range of fruit trees and flower beds.

To the side of the property lies a detached garage and to the front ample parking space.

The property enjoys an edge of Town location and perfectly suits a Family.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALLWAY

With UPVC front entrance door, tiled flooring, radiator, staircase to the first floor accommodation with understairs storage cupboard.

LIVING ROOM

19' 0" x 11' 0" (5.79m x 3.35m). With tiled fireplace housing a multi fuel stove, two radiators, double aspect windows.



KITCHEN/DINER

23' 10" x 16' 10" (7.26m x 5.13m). A modern Grey Shaker style kitchen with a range of wall and floor units with quartz work surfaces over incorporating a 1 1/2 sink and drainer unit, Bosch double fan oven at eye level, 4 ring hob, integrated microwave, bay window to the front, two upright radiators.



KITCHEN/DINER (SECOND IMAGE)**KITCHEN/DINER (THIRD IMAGE)****REAR HALL/UTILITY**

With Terrazzo flooring, plumbing for washing machine, wall mounted sink, UPVC rear entrance door.

GROUND FLOOR W.C.

With low level flush w.c.

FIRST FLOOR**LANDING**

Approached via a timber staircase from the Reception Hall with access to the loft space with integrated ladder.

BEDROOM 1

11' 2" x 9' 4" (3.40m x 2.84m). With radiator.

**BEDROOM 2**

14' 11" x 9' 5" (4.55m x 2.87m). With radiator and built in cupboard.

**BEDROOM 3**

11' 10" x 10' 2" (3.61m x 3.10m). With radiator, built-in cupboard.



BEDROOM 4

14' 2" x 8' 2" (4.32m x 2.49m). With radiator and built in cupboard



FIRST FLOOR W.C.

With low level flush w.c., radiator.



BATHROOM

10' 7" x 5' 1" (3.23m x 1.55m). A stylish suite comprising of a jacuzzi style bath, enclosed shower cubicle, vanity unit with wash hand basin, low level flush w.c.



EXTERNALLY

GARAGE

10' 4" x 9' 8" (3.15m x 2.95m). With up and over door and electricity connected.



Adjoining Workshop/Shed

9' 9" x 5' 7" (2.97m x 1.70m). With electricity connected.

GARDEN

The property enjoys a generous plot within a popular cul-de-sac. The garden has been well maintained by the current Owners being private and not overlooked.

To the front lies a lawned area with mature hedge rows that leads onto the side and rear of the property again being laid mostly to lawn with new fenced boundary and enjoying a range of flower and shrub beds and a young fruit tree orchard which provides Apple and Pear trees.

A particular feature of the rear garden is its raised decking and pergola providing the perfect sun trap.

FRONT GARDEN



REAR GARDEN



REAR GARDEN (SECOND IMAGE)



REAR GARDEN (THIRD IMAGE)



REAR GARDEN (FOURTH IMAGE)



REAR VIEWS

The property enjoys breath taking views to the rear over open farmland and the Cambrian Mountains.



PARKING AND DRIVEWAY

A tarmacadamed driveway with ample parking and turning space.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A highly sought after Family home in a popular location.

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 - E

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.

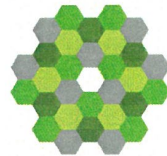
Services

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.

HM Land Registry

Official copy of title plan

Title number **WA970254**
Ordnance Survey map reference **SN6860SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Council Tax:

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (63)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

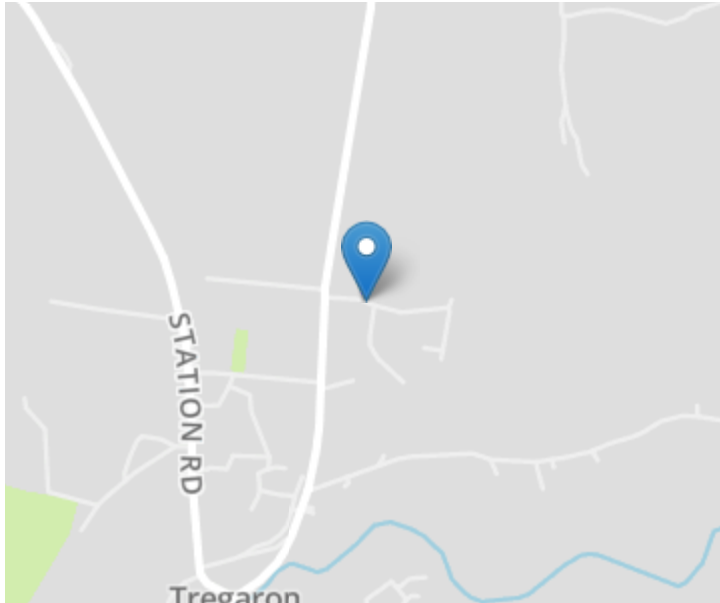
Any risk of coastal erosion? No

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 take the A485 road to Tregaron. Once reaching Tregaron head onto the Pontrhydfendigaid road. On leaving the Town Lon Caron/Pwllswyddog Development will be on your right hand side. The property will be located being the third 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(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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