

*A delightfully positioned detached 3 bedroomed country property with lovely gardens. Near Tregaron, West Wales*



Pencnwc, Capel Betws Lleucu, Llwynygroes, Tregaron, Ceredigion. SY25  
6SW.

£260,000

REF: R/3648/LD

\*\*\* Delightful rural position \*\*\* A well presented 3 bedroomed detached country property \*\*\* Recently refurbished \*\*\*  
New UPVC double glazing and doors, oil fired central heating and further insulation

\*\*\* Lovely well kept lawned gardens with flower borders and patio area \*\*\* Delightful pergola \*\*\* Garden shed \*\*\* Gated  
tarmacadamed driveway with ample parking and turning space

\*\*\* Well positioned - Set amongst the Market Towns of Lampeter and Tregaron \*\*\* 1 mile from the Village of Llangeitho -  
With Public House, Cafe Shop \*\*\* Rural but not remote \*\*\* A great Family home \*\*\* Magnificent views over the Aeron  
Valley \*\*\* Contact us today to view



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## LOCATION

Pencnwc is well situated just 4.5 miles South from the Market Town of Tregaron, 1 mile from the popular rural Village of Llangeitho, in the heart of the Aeron Valley, an area of outstanding natural beauty, 8 miles North from the University Town of Lampeter, 14 miles from the Cardigan Bay Coast at Aberaeron and 19 miles South from the strategic Mid Wales Administrative Centre of Aberystwyth.

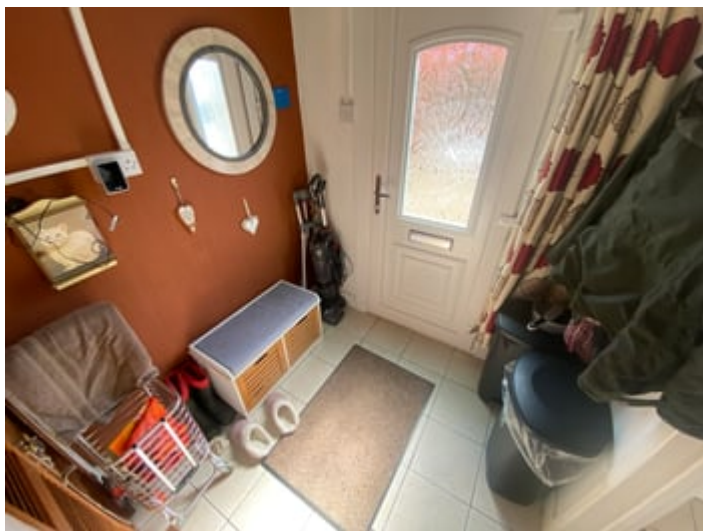
## GENERAL DESCRIPTION

Here lies a well presented 3 bedroomed detached country property enjoying a comfortable and elevated plot with far reaching views over the Aeron Valley. The property has been refurbished in recent times with new UPVC double glazing widows and doors along with a new combi central heating system and insulated walls.

It enjoys a rural position whilst being close to the Market Towns of Lampeter and Tregaron. The property in particular offers the following.

## THE ACCOMMODATION

### ENTRANCE HALL



With staircase to the first floor accommodation.

## LIVING ROOM



17' 0" x 10' 5" (5.18m x 3.17m). With two radiators, double aspect windows to the front and rear, open fireplace housing the cast iron multi fuel stove.

### LIVING ROOM (SECOND IMAGE)





## KITCHEN/DINER



13' 8" x 11' 1" (4.17m x 3.38m). A cottage style fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, fitted cooker space and point, radiator, plumbing and space for dishwasher, airing cupboard housing the recently fitted Worcester combi boiler and shelving area.

## REAR ENTRANCE HALL

With understairs storage cupboard.

## UTILITY/CLOAKROOM



7' 6" x 5' 5" (2.29m x 1.65m). With vanity unit housing the wash hand basin, low level flush w.c., fitted wall and floor units, plumbing and space for automatic washing machine.

## FIRST FLOOR

### LANDING



With access to the loft space.

### BEDROOM 1



17' 0" x 10' 6" (5.18m x 3.20m). With two radiators, double aspect windows to the front and rear.

## BEDROOM 2



10' 5" x 8' 6" (3.17m x 2.59m). With radiator, window overlooking the front garden.

## BEDROOM 3/STUDY



6' 3" x 5' 8" (1.91m x 1.73m). With radiator, view over the front garden.

## BATHROOM



10' 3" x 7' 10" (3.12m x 2.39m). A pleasant fully tiled 4 piece suite comprising of a panelled bath, corner shower cubicle, low level flush w.c., vanity unit with wash hand basin, extractor fan.

## EXTERNALLY

### GARDEN



The property enjoys an elevated plot with far reaching views over the Aeron Valley. The garden has been well kept and maintained by the current Owners, being boundary fenced and laid mostly to lawned areas with a good range of mature shrubs and trees along with a young fruit tree orchard.

To the rear of the property lies a large decking with a pergola and a GARDEN/POTTING SHED, all of which being well maintained and providing a fantastic outdoor and entertaining area.



**GARDEN (SECOND IMAGE)**



**PERGOLA**



**GARDEN (THIRD IMAGE)**



**PARKING AND DRIVEWAY**



**GARDEN SHED**



A gated tarmacadamed driveway with ample parking and turning space.

**FRONT OF PROPERTY**



## REAR OF PROPERTY



## AGENT'S COMMENTS

A delightful country property deserving early viewing.

## 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, private drainage, recently fitted oil fired central heating, recently fitted UPVC double glazing windows and doors, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

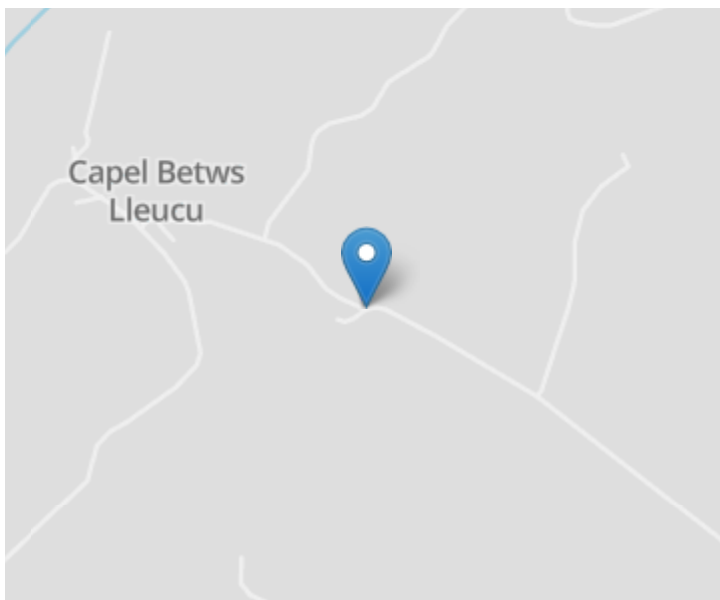
## Directions

From Lampeter take the main A485 Tregaron road. Carry on for approximately 5 miles passing through Betws Bledrws and Llangybi until arriving at Olmarch crossroads. Turn left signposted Llwynygroes and continue up the lane for approximately 1.7 miles until arriving at a small 'T' junction. Turn right at the 'T' junction and continue along for approximately 1 mile until arriving at a small junction signposted Capel Betws Lleucu. Turn left down the lane and proceed down for approximately 0.6 of a mile where the property can be seen on the 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](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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