

*A full of character refurbished end of terrace 3 bed roomed cottage with large garden and parking.
Tregaron Town Centre, West Wales*



Ty Eiddwen, Doldre, Tregaron, Ceredigion. SY25 6JZ.

£200,000

REF: R/4061/LD

*** Full of character and charm *** Refurbished to now offer comfortable Family proportioned accommodation *** 3 bedrooms with open plan kitchen/diner and modern bathroom *** Oil fired central heating, UPVC double glazing and good Broadband connectivity *** Perfectly positioned within Doldre - Town Centre of Tregaron

*** An enclosed well maintained lawned garden *** Patio area *** Garden shed *** Summer house
*** Off street parking for two vehicles *** Viewing highly recommended - Contact us today to view ***
Short walk to all Town amenities and nestling in the foothills of the Cambrian Mountains



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

Well positioned just off the Town Centre of Tregaron and within walking distance of a good range of facilities including Primary and Secondary Schooling, Doctors Surgery, Chemist, Public House and Places of Worship.

GENERAL DESCRIPTION

A traditional yet modern 3 bedroomed end of terrace cottage being well positioned and offering a great Family home. The property benefits from oil fired central heating, UPVC double glazing and good Broadband connectivity.

To the rear lies a lawned garden area with a garden shed/workshop Summer house and patio. To the side there also lies further outhouses and off street parking area.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

LIVING ROOM

4.85m x 4.67m (15' 11" x 15' 4"). With an impressive stone fireplace with a cast iron log burner, laminate flooring, staircase to the first floor accommodation.



LIVING ROOM (SECOND IMAGE)



KITCHEN/DINER

5.92m x 4.06m (19' 5" x 13' 4"). A modern and stylish fitted Kitchen with a range of wall and floor units with work surfaces over, integrated oven, hob and extractor hood over, stainless steel sink and drainer unit, plumbing and space for washing machine, glazed patio doors opening onto the rear garden area.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)**FIRST FLOOR****LANDING**

Leading to

**BEDROOM 1**

4.85m x 2.41m (15' 11" x 7' 11"). With a feature beamed ceiling, two windows to the front, radiator.

**BEDROOM 2**

2.57m x 2.16m (8' 5" x 7' 1"). With feature vaulted ceiling with beams, radiator.

**BEDROOM 3**

3.05m x 2m (10' 0" x 6' 7"). With window overlooking the rear garden, radiator.



BATHROOM

A contemporary styled bathroom suite with a pea shaped panelled bath with shower over, double door vanity unit with wash hand basin and mixer tap, low level flush w.c., pillared radiator, heated towel rail, laminate flooring.



EXTERNALLY

OUTHOUSES

Comprising of

GARDEN SHED/WORKSHOP



SUMMER HOUSE

Being insulated and having electricity connection.



LOG STORE AND GARDEN STORE



GARDEN

A particular feature of this property is its enclosed lawned rear garden being well maintained with a large patio, being well fenced and not overlooked and private. To the rear of the garden lies flower and shrub beds with low stone walls which incorporates the Summer house.



GARDEN (SECOND IMAGE)**GARDEN (THIRD IMAGE)****PARKING AND DRIVEWAY**

Gravelled parking to the side and front of the property with parking for two vehicles.

**FRONT OF PROPERTY****REAR OF PROPERTY****AGENT'S COMMENTS**

A delightful centre of Town property being convenient and modern.

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 - 'C'.

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.

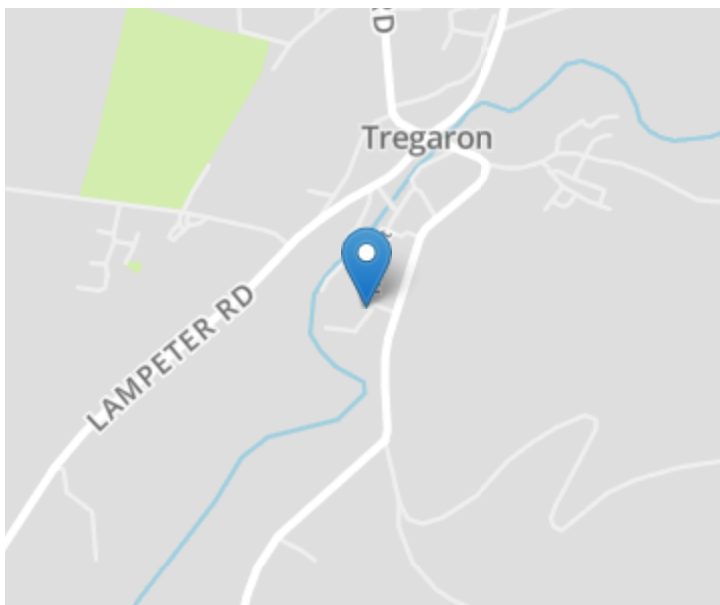
Directions

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. Turn right immediately after passing the Garage down a 'No Through' road signposted Doldre. Continue on this lane for approximately 150 yards and the property will be located 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 beautiful property, contact us:

Lampeter
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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