

*Nicely tucked away yet in a Town Centre location. A delighted 2 bedroomed detached cottage.  
Tregaron, West Wales*



**White Hall Cottage, Dewi Road, Tregaron, Ceredigion. SY25 6JN.**

**£140,000**

**REF: R/4550/LD**

\*\*\* A cottage delight \*\*\* Nicely tucked away yet in a popular Centre of Town location \*\*\* Deceptive 2 bedroomed accommodation \*\*\* Recently upgraded with air source heating, solar panels and internal wall insulation

\*\*\* Extensive garden area recently landscaped and being terraced - Private and enclosed and enjoying views over the Town \*\*\* Recently built balcony/bbq area \*\*\* Lean-to wood store and garden shed

\*\*\* Convenient Town Centre location - Within level walking distance to all amenities \*\*\* Convenient Town living yet enjoying views over the West Wales countryside \*\*\* Perfectly suiting 1st Time Buyers or for retirement living \*\*\* At the foothills of the Cambrian Mountains \*\*\* A traditional stone and slate cottage in a private location



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## LOCATION

White Hall Cottage is situated within the popular Market Town of Tregaron, some 16 miles from the University Town Coastal Resort and Administrative Centre of Aberystwyth and within 10 miles from the popular University and former Market Town of Lampeter.

## GENERAL DESCRIPTION



White Hall Cottage is a nicely tucked property situated in a Town Centre location. The property is a traditional stone and slate cottage offering deceptive 2 bedroomed accommodation recently being upgraded with air source heating, solar panels and internal wall insulation.

It enjoys an extensive side garden being terraced and recently landscaped offering peaceful outdoor space with various flower and shrub borders and a recently built balcony/decking area that enjoys views over the Town of Tregaron and perfect outdoor BBQ setting.

The property perfectly suits 1st Time buyers or retirement living with minimum maintenance and also being within level walking distance to all Town amenities.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL

With front entrance door, radiator, staircase to the first floor accommodation.



## LIVING ROOM

14' 6" x 12' 9" (4.42m x 3.89m). With laminate flooring, double aspect windows to the front and rear, open fireplace housing a cast iron multi fuel stove with a shelving unit surround, understairs storage cupboard, two radiators.



## LIVING ROOM (SECOND IMAGE)



## KITCHEN

10' 8" x 7' 6" (3.25m x 2.29m). A fitted kitchen with wall and floor units with work surfaces over, stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, electric cooker point and space, entrance door to the garden.



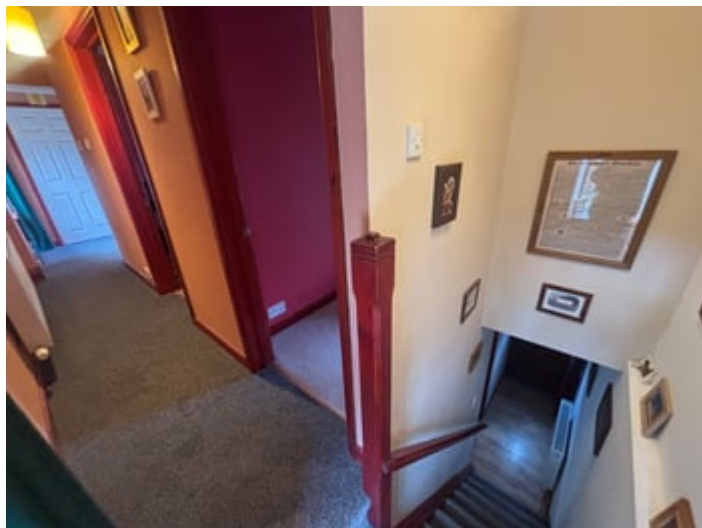
## KITCHEN (SECOND IMAGE)



## FIRST FLOOR

### LANDING

With radiator, original 'A' frame beam, large airing cupboard with hot water cylinder and shelving.



### BEDROOM 2

11' 2" x 6' 8" (3.40m x 2.03m). Being 'L' shaped, with radiator.



### BEDROOM 1

11' 0" x 8' 6" (3.35m x 2.59m). With radiator.



## SHOWER ROOM

A brand new suite with a walk-in shower cubicle, low level flush w.c., pedestal wash hand basin, radiator, access to the loft space.



## EXTERNALLY

### GARDEN

A particular feature of the property is its extensive side garden area recently landscaped and terraced offering ample outdoor space with a good range of mature shrubs and rockery with steps leading onto a recently built decking/balcony area that enjoys views over the garden and the Town of Tregaron. The garden offers privacy and the perfect outdoor space and compliments the cottage very well.



### GARDEN (SECOND IMAGE)



### GARDEN (THIRD IMAGE)



### GARDEN (FOURTH IMAGE)



### GARDEN SHED

8' 0" x 6' 0" (2.44m x 1.83m).

### LEAN-TO WOOD STORE

Adjoining the main property.

## PARKING

On street parking only. The property has Pedestrian access.

## REAR OF PROPERTY



## AGENT'S COMMENTS

A cottage delight offering privacy in a Town Centre location.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

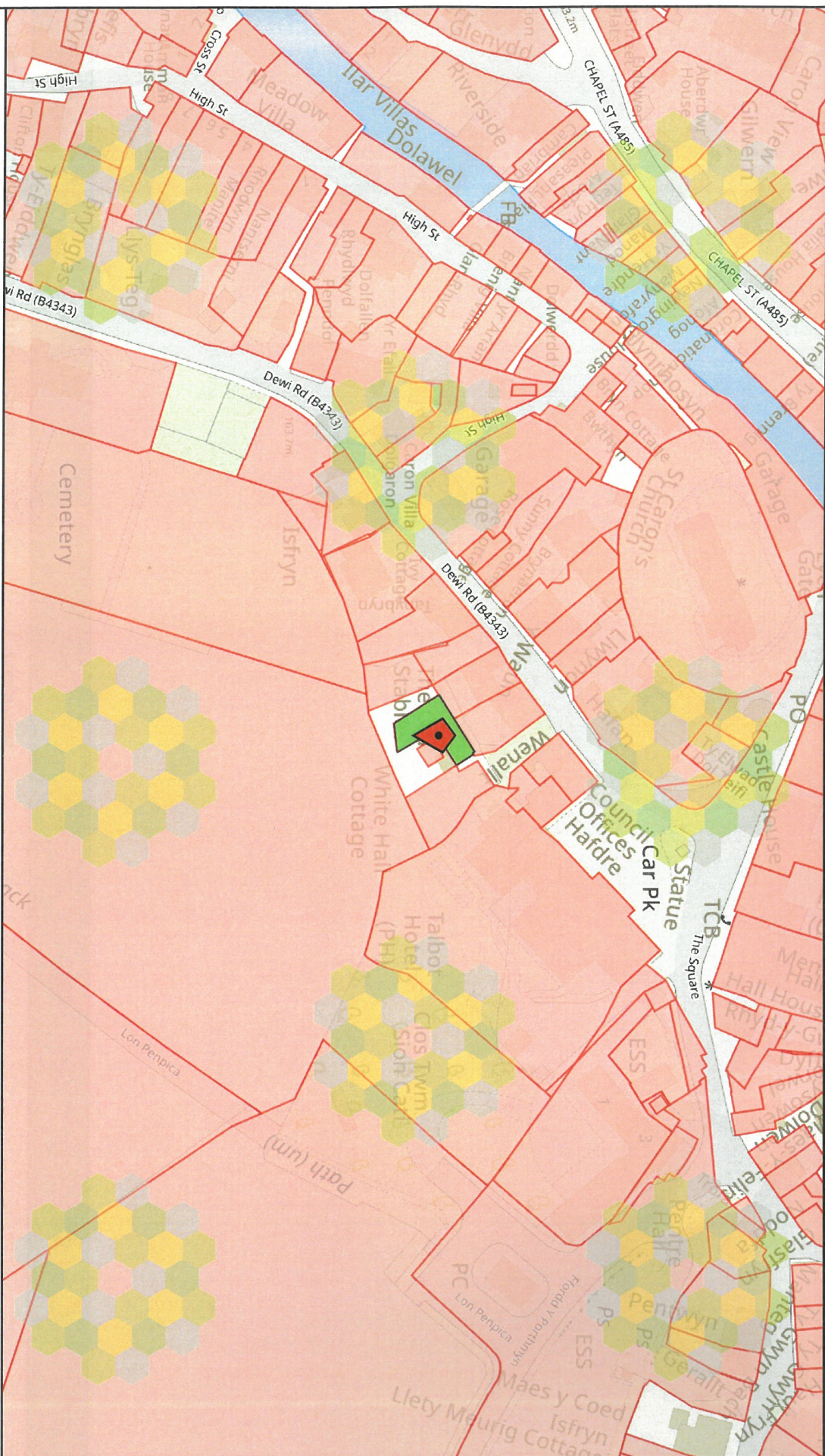
The property is listed under the Local Authority of Ceredigion County Council and has the following charges.  
Council Tax Band: 'B'.

## 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, air source heating, private owned solar panels and internal wall insulation, telephone subject to B.T. transfer regulations, Broadband available.



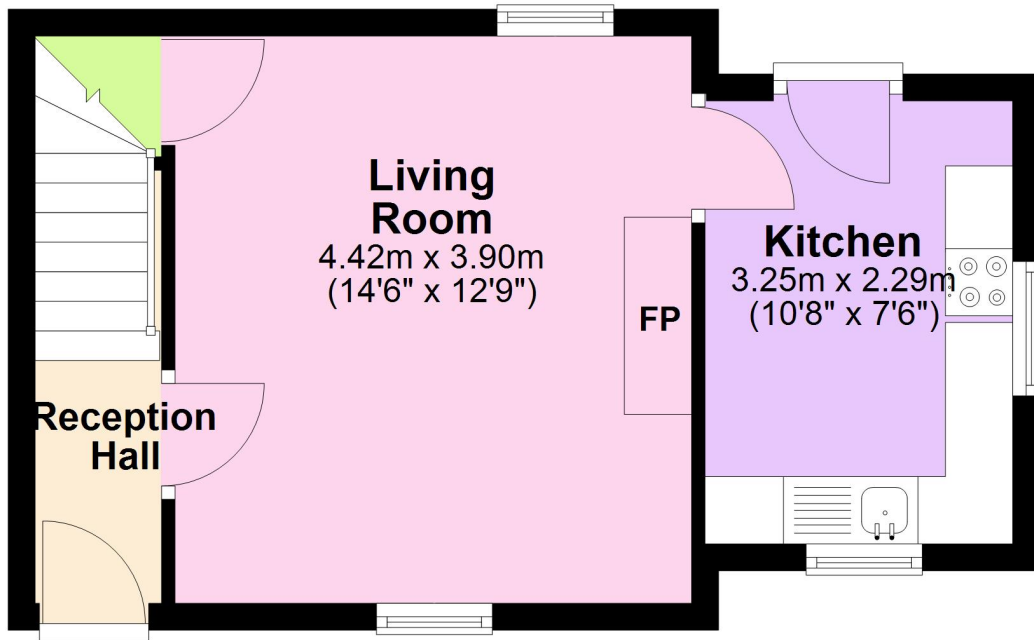
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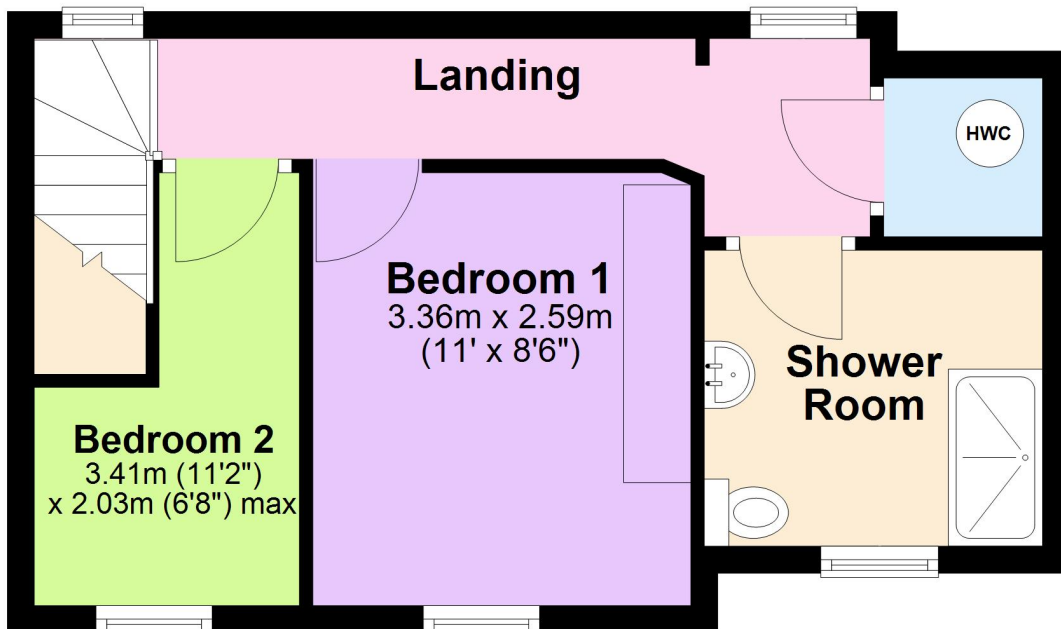
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Data last updated 10:00pm 03 MARCH, 2025

## Ground Floor



## First Floor



**Total area: approx. 58.5 sq. metres (629.8 sq. feet)**

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

**White Hall cottage, Tregaron**

**Council Tax:** Band B

N/A

**Parking Types:** No Parking Available.

**Heating Sources:** Air Source Heat Pump.

Double Glazing. Electric. Solar.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (74)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

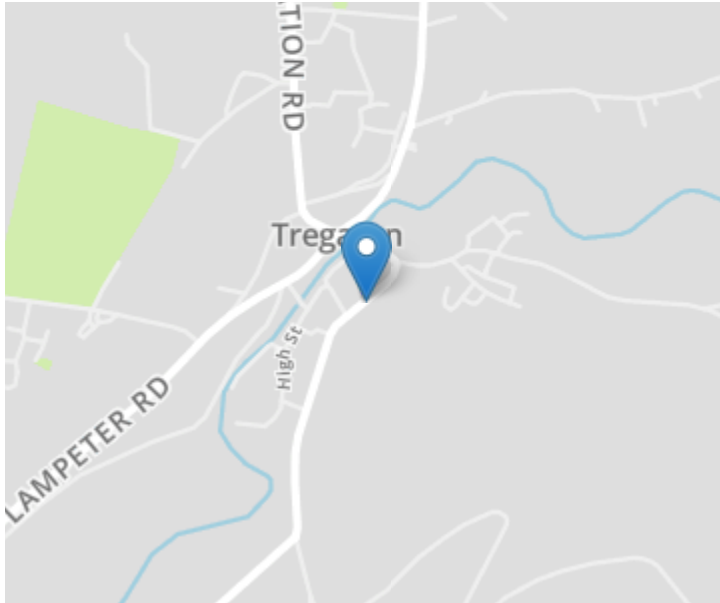
**Any risk of coastal erosion?** No

**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 the square in Tregaron by the Talbot Hotel take the Llanddewi Brefi road. The entrance to the property will be on your right hand side beside a Blue property named 'Wenallt'. Continue up this short lane and the property will be 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](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view 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'.

To keep up to date please visit our Facebook and Instagram Pages

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

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