

An attractive and imposing Village residence set in extensive ground with fine views. Llangeitho, Aeron Valley, West Wales



Parcrhynn Villa, Llangeitho, Tregaron, Ceredigion. SY25 6SU.

£349,950

REF: R/3916/LD

*** No onward chain *** An attractive and imposing detached Village residence *** Deceptively spacious 4 bedroomed, 2 bathroomed character accommodation *** A large integral garage - 47'6" x 12' *** Air source central heating and UPVC double glazing *** Internal wall insulation and privately owned solar panels

*** Extensive and private gardens with large lawned areas, various patios and flower borders *** Detached summer house/studio with electricity and water connection *** Set in approximately a third of an acre *** Elevated position with fine views over the Aeron Valley *** Gravelled front forecourt with ample parking

*** Village position - Walking distance to a range of amenities *** A popular rural Village with Public House, Shop, Cafe, Places of Worship and Primary School nearby *** Close proximity to the nearby Market Towns of Tregaron and Lampeter *** Lying at the foothills of the Cambrian Mountains *** A perfect country escape suiting a range of Buyers - The perfect Family home



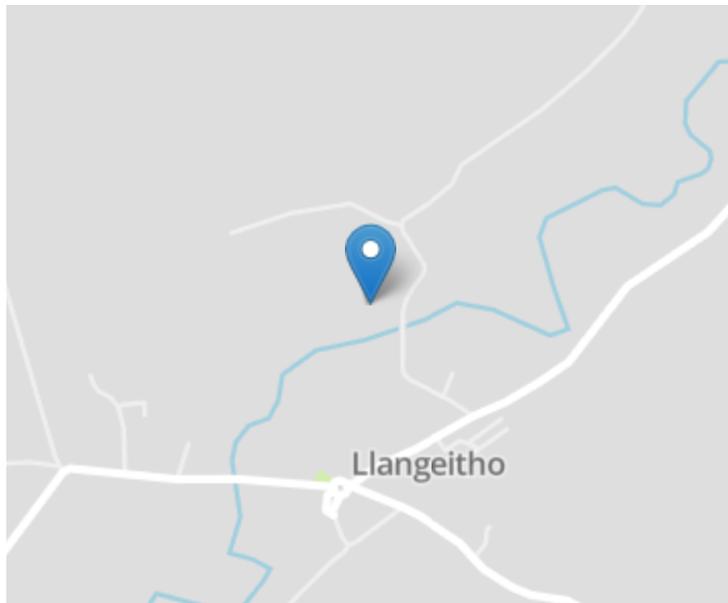
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LOCATION

Attractively positioned in a pretty Village setting in the Aeron Valley Village of Llangeitho which provides a good range of local facilities including Shop, Primary School, Public House and Places of Worship, some 3 miles from the upper Teifi Valley Market Town of Tregaron nestling in the foothills of the Cambrian Mountains, some 7 miles from the University and Market Town of Lampeter offering a comprehensive range of shopping and schooling facilities, and within easy travelling distance to the Ceredigion Heritage Coastline at Aberaeron and the University Town Coastal Resort and Administrative Centre of Aberystwyth, to the North.

GENERAL DESCRIPTION



An attractive Family sized property enjoying an edge of Village position with fine views over the Aeron Valley. The property is deceptive in size offering 4 bedrooomed, 2 bathrooomed accommodation along with 2 reception rooms to the first floor and a large kitchen/diner.

The garden which adjoins the property is 47ft in length and provides fantastic workshop space. In all the property sits within one third of an acre with extensive lawned areas, greenhouse, summer house and potting shed.

A property of this calibre does not come to the market often. It offers generous living whilst being convenient to everyday amenities.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH

Accessed via a hardwood front entrance door, tiled flooring.

LIVING ROOM

16' 7" x 13' 0" (5.05m x 3.96m). With exposed stone fireplace with a multi fuel stove, beamed ceiling.



LIVING ROOM (SECOND IMAGE)



DINING ROOM

13' 0" x 8' 2" (3.96m x 2.49m). With feature beamed ceiling and fireplace.



KITCHEN/DINER

16' 6" x 11' 1" (5.03m x 3.38m). With tiled floor, range of fitted kitchen units at base and wall level incorporating a single drainer sink unit, 4 ring electric hob with extractor hood over, double oven, plumbing and space for automatic washing machine, multi fuel Rayburn Range with back boiler for domestic hot water and central heating supplies, oil fired central heating boiler, French doors to rear porch.



KITCHEN/DINER (SECOND IMAGE)



REAR PORCH

With rear entrance door to the garden and garage.



BATHROOM

Recently being refurbished comprising of a panelled bath with shower over, pedestal wash hand basin with shaver light and point, low level flush w.c.



FIRST FLOOR

FRONT LANDING

With radiator and access to the airing cupboard.

BEDROOM 1

12' 10" x 8' 0" (3.91m x 2.44m) plus recess 6'8" x 3'6". With radiator and front windows.



BEDROOM 2

10' 10" x 12' 8" (3.30m x 3.86m). With exposed stone walling, radiator, front window.



REAR LANDING

Leading to



BEDROOM 3

11' 3" x 9' 8" (3.43m x 2.95m). With radiator, side and rear windows, access to the loft.

**BEDROOM 4**

8' 2" x 7' 0" (2.49m x 2.13m). With radiator, front and side windows.

**SHOWER ROOM**

A recent refurbished suite with a walk-in shower cubicle, feature circular window, low level flush w.c., pedestal wash hand basin.

**EXTERNALLY****PARKING AND DRIVEWAY**

The property is approached via a gravelled driveway with parking for 2/3 vehicles.

ATTACHED GARAGE

47' 6" x 12' 0" (14.48m x 3.66m). AN extensive garage offering great potential and ample storage and could provide the perfect workshop space. Please note the garage offers itself as a potential annexe with water connection nearby (subject to the necessary consents being granted).

POTTING SHED**SUMMER HOUSE/STUDIO**

13' 3" x 9' 3" (4.04m x 2.82m). With power and water connection and enjoying fine views over the garden.

GREENHOUSE**CORRUGATED IRON WOOD STORE**

GARDENS

To the rear of the property are extensive and attractive gardens laid mostly to level lawned areas with mature hedge boundaries and being totally private. It extends to approximately one third of an acre and enjoys an abundance of fruit trees, flower borders and ornamental shrubbery. The garden truly is a sight to see during the Summer Months.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



PATIO AREA

An extensive patio area with fine views over the Aeron Valley.



FRONT OF PROPERTY



REAR OF PROPERTY



VIEW FROM PROPERTY



AGENT'S COMMENTS

A deceptive well presented home with fine views over the Valley.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'.

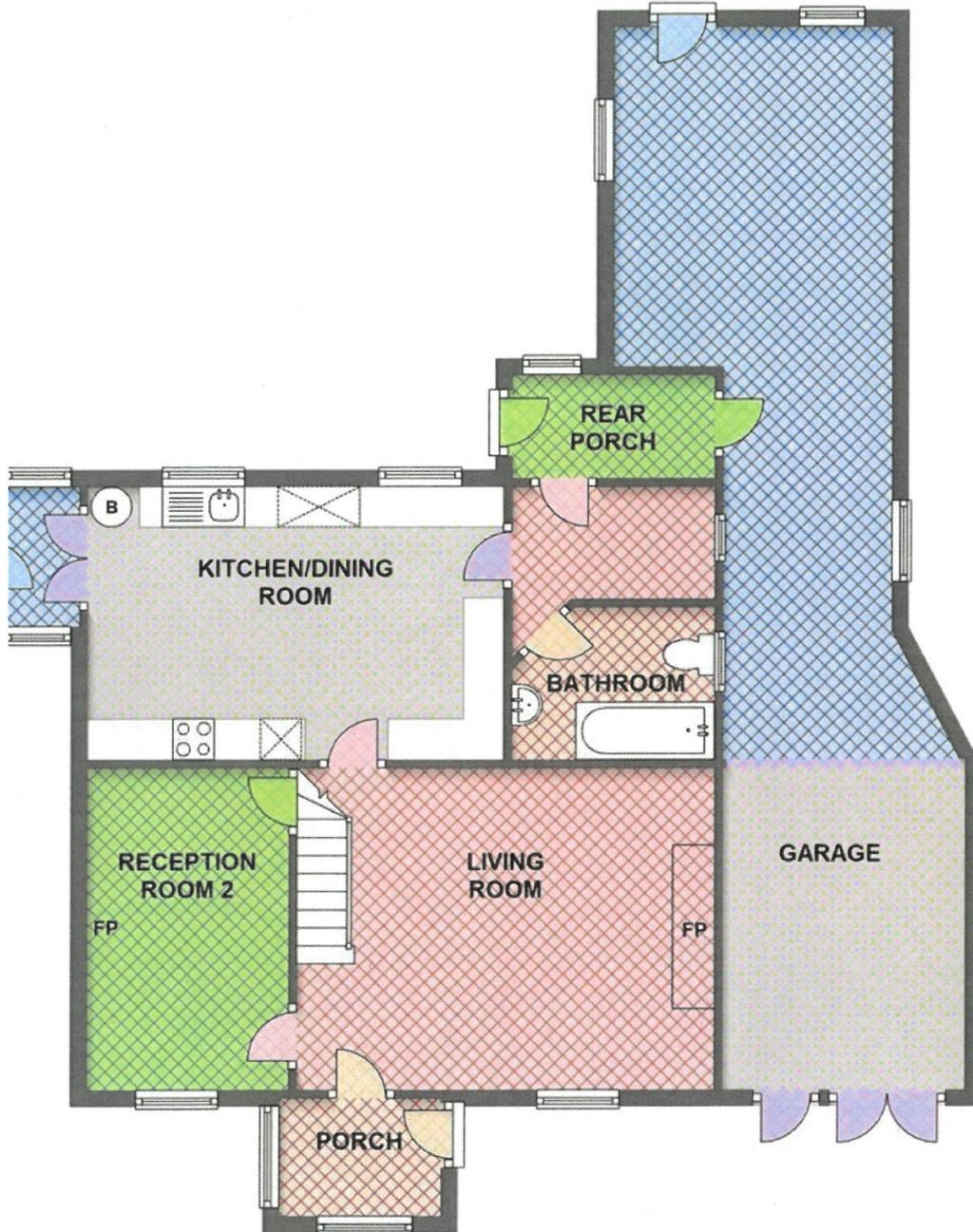
MONEY LAUNDERING REGULATIONS

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

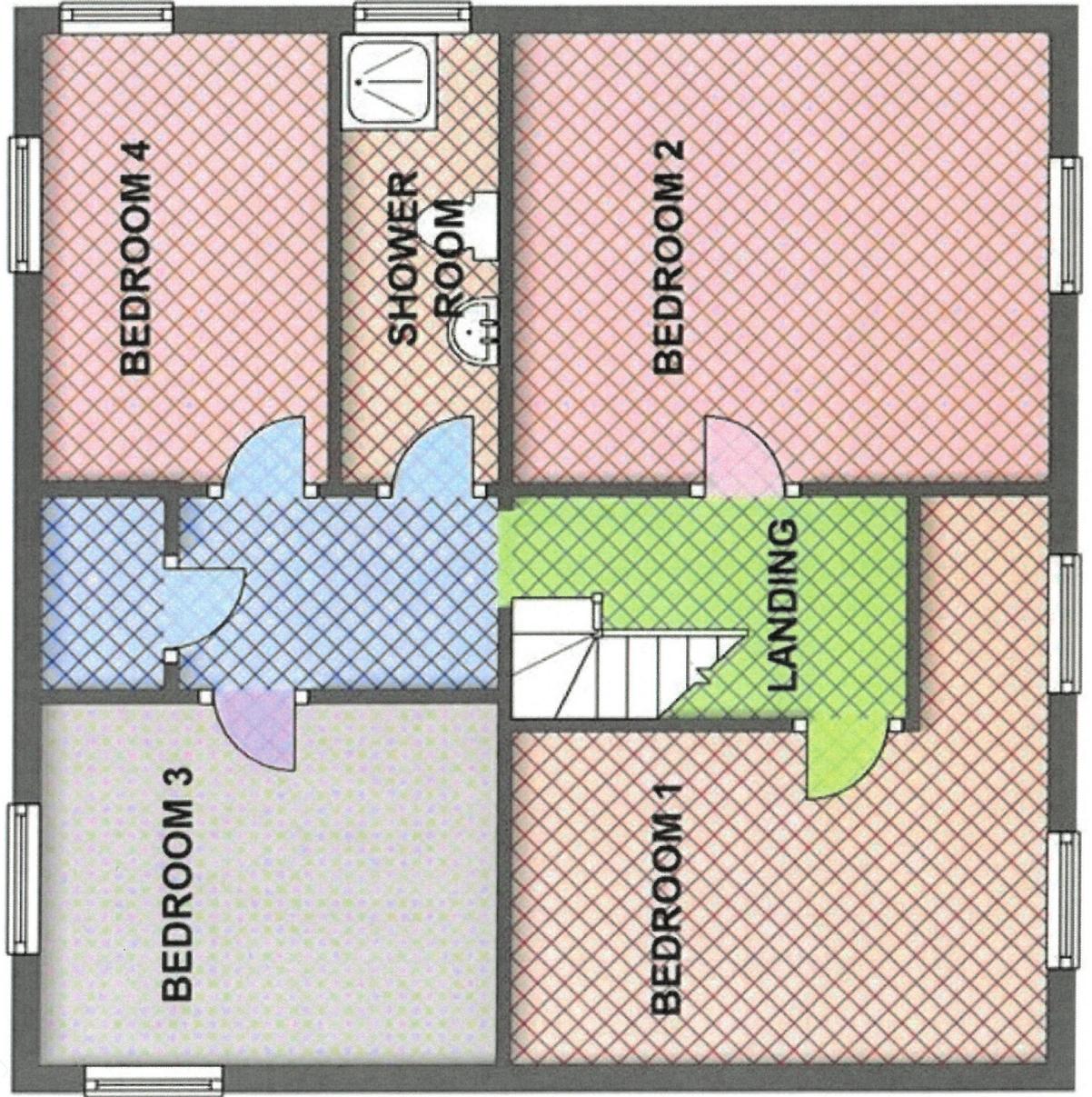
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, air source central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

GROUND FLOOR



The Floor plans are for guidance only and do not represent accurate measurements.
Plan produced using The Mobile

FIRST FLOOR



Directions

From Lampeter take the A485 Tregaron roadway. Continue through the Villages of Llangybi and Olmarch, taking the next left hand turning in Llanio signposted Llangeitho. Continue to Stags Head crossroads turning left again. Continue down the hill. On entering Llangeitho the property can be found on the right hand side before entering the Village and being the third house on the right before the Village Hall.

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'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

For further information or to arrange a viewing on this beautiful property, contact us:

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