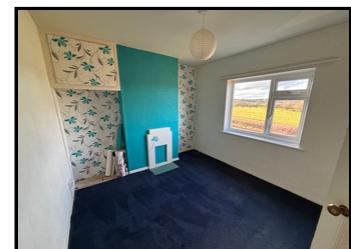
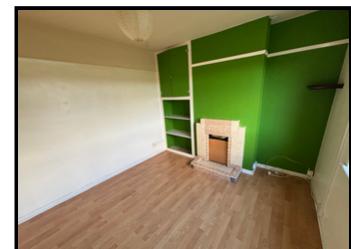


*A charming 3 bedroom semi-detached cottage overlooking the Cors Caron Nature Reserve just 0.75 mile from Tregaron town.*



**Frondeg, Bont Road, Tregaron, Ceredigion. SY25 6JF.**

**£174,950**

**R/5081/AM - GUIDE PRICE - O.N.O.**

\*\*\*This is an attractive semi-detached traditionally built dwelling house in an enviable location close to Tregaron and overlooking the Cors Caron Nature Reserve and surrounding unspoilt countryside of the Upper Teifi Valley.\*\*\* Aberystwyth and Lampeter are both within easy commuting distance. \*\*\*The accommodation is reasonably appointed, benefitting from Economy 7 Electric Heating.\*\*\*The property provides more particularly, hall, lounge, dining room, kitchen, utility room.\*\*\* First floor 3 good sized bedrooms and bathroom.\*\*\*

Externally, outside store shed, separate former w.c., good sized grounds and a private drive.\*\*\*



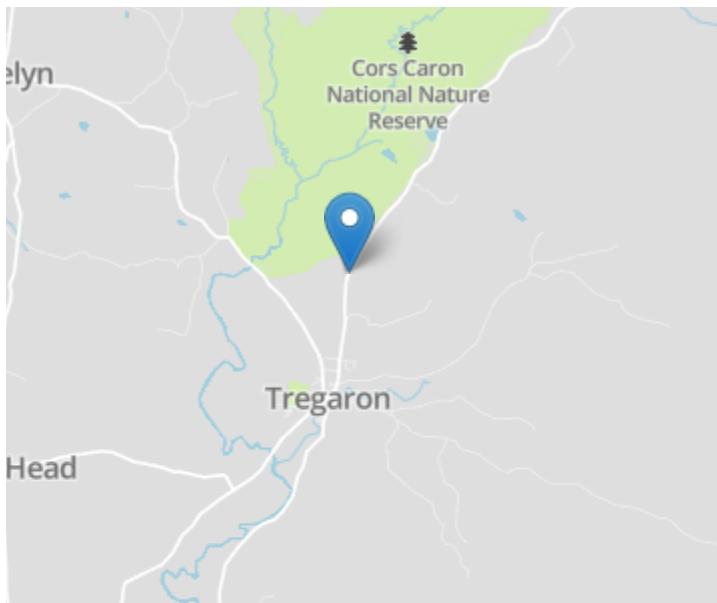
**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



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



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



## Description

Traditionally constructed offering family proportioned and well appointed accommodation. the accommodation provides more particularly:

## Rear of Property



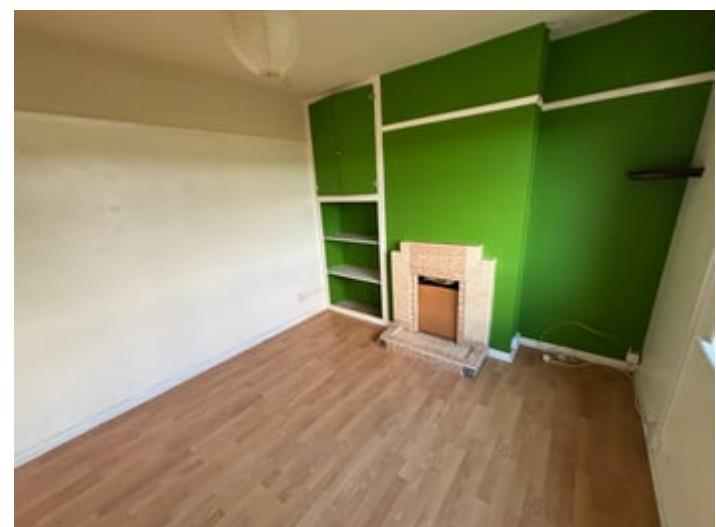
## Reception Hall

Half glazed front entrance door to reception hall with laminate floor, Economy 7 heater, understairs storage cupboard.



## Lounge or Bedroom 4 to front

12' 8" x 9' 9" (3.86m x 2.97m) with modern tiled fireplace, fitted shelved recess and separate cupboard. Economy 7 heater.



## Dining room

13' 9" x 12' 4" (4.19m x 3.76m) with a fireplace incorporating a Yorkshire cast iron range and oven. Laminate floor, Economy 7 night storage heater.



## Kitchen

10' 6" x 6' 6" (3.20m x 1.98m) with fitted floor and wall cupboards. Calor gas cooker point. 1.5 bowl sink unit.

## Utility room

8' 4" x 5' 9" (2.54m x 1.75m) with fitted work tops, storage cupboards and half glazed rear entry door.

## First Floor

The first floor is approached by a timber staircase from hall to landing with access to insulated loft area above.



## Bedroom 1

12' 1" x 10' 1" (3.68m x 3.07m) with night storage heater.



## Bathroom

Pedestal wash hand basin, low level flush w.c., panelled bath with electric shower, curtain and rail over.



## Bedroom 2

13' 6" x 10' 5" (4.11m x 3.17m) with enclosed fireplace, night storage heater, built-in airing cupboard with copper cylinder and immersion heater.



## Bedroom 3

8' 2" x 7' 8" (2.49m x 2.34m)



### Externally

Gravel drive, attractive lawns, easily maintained, sweeping round from front to rear, small rear yard to which adjoins an exterior store cupboard (former outside w.c.) and separate store shed and covered porch area.

### View to Front



### View to rear



### Agent's Comment

A well situated convenient country cottage, semi-detached within close proximity to Tregaron and local facilities and ideal for those seeking an attractive rural home with far reaching views.

### MONEY LAUNDERING

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.

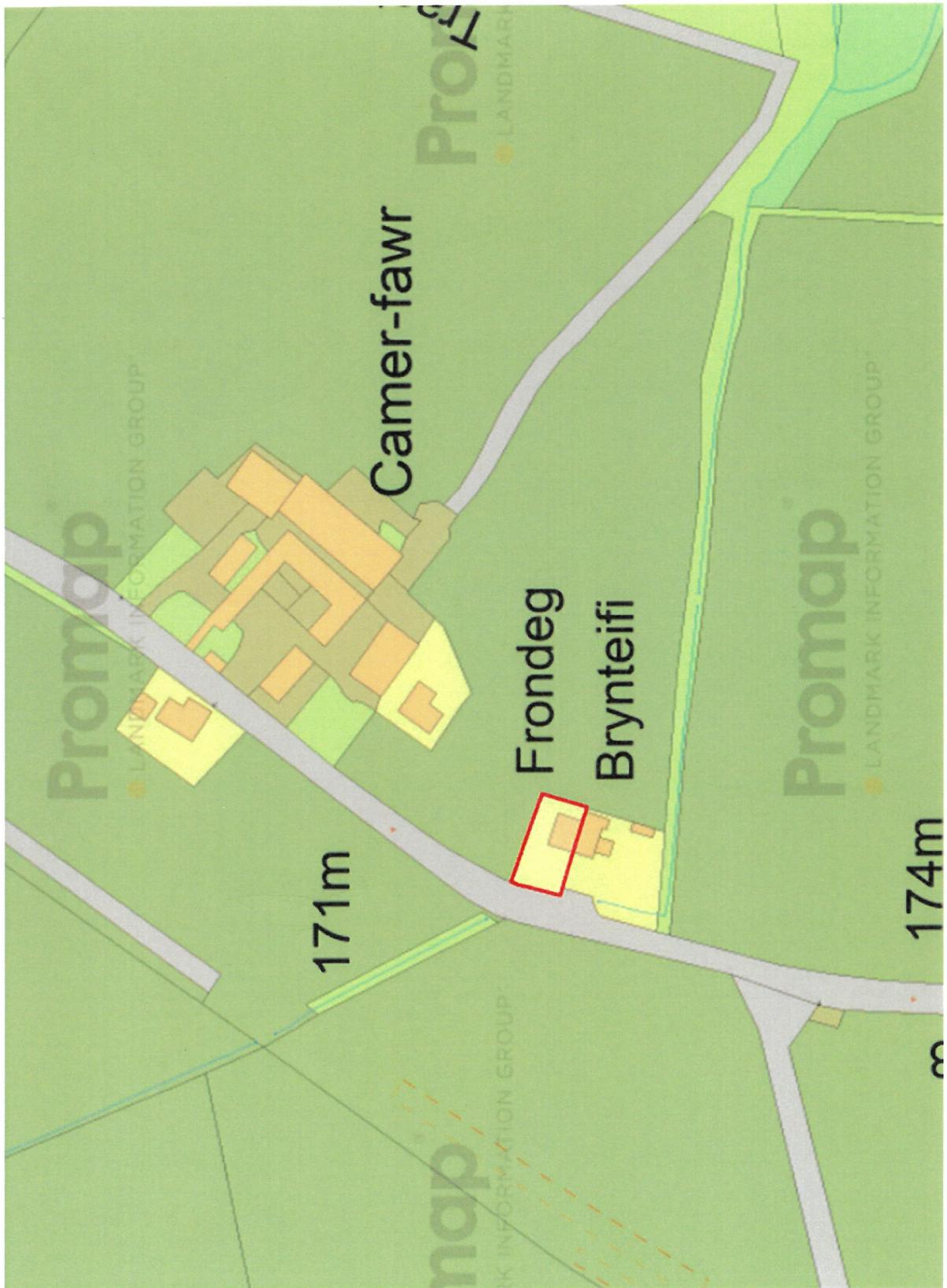
### VIEWING

The property is 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](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

### Services

Mains water, private drainage arrangement to shared septic tank. Mains electricity, mains water. BT Telecom connection, Economy 7 heating.



**For Identification Purposes Only**

**MORGAN & DAVIES**

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**CARMARTHEN**  
11 Llammas Street, Carmarthen,  
Carmarthenshire SA31 3AD  
TEL: 01267 493 444  
carmarthen@morgananddavies.co.uk

**Associate:**  
Ffan Davies, Associate MRAE A  
Neville Thomas, Associate

**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion SA48 7DZ  
TEL: 01545 571 600  
aberaeron@morgananddavies.co.uk

**Associate:**  
Lampeter, Associate MRAE A  
Ilan ap Dylan Davies BA (Hons) MIP  
Ilan ap Dylan Davies FRSA FRVA  
T Dylan R Davies FRSA FRVA  
Ilan ap Dylan Davies FRSA FRVA

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**Directors:**  
Andrew J Morgan FRICS FAIAV  
Rhys ap Dylan Davies BA (Hons) MIP  
T Dylan R Davies FRSA FRVA  
Ilan ap Dylan Davies FRSA FRVA

**www.morgananddavies.co.uk**

## MATERIAL INFORMATION

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**Parking Types:** Driveway. Private.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (49)

**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 North to Tregaron, proceed through Tregaron continuing on the B4343 towards Pontrhydfendigaid. After approximately 3/4 mile the property will be seen set off the road on the right hand side.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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](mailto:lampeter@morgananddavies.co.uk)  
<http://www.morgananddavies.co.uk>



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