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RICS



Since 1989

A 'Tardis'. A deceptively spacious 3 bedroomed modernised mid terraced cottage in a popular residential district of Tregaron, West Wales



2 High Street, Doldre, Tregaron, Ceredigion. SY25 6JU.

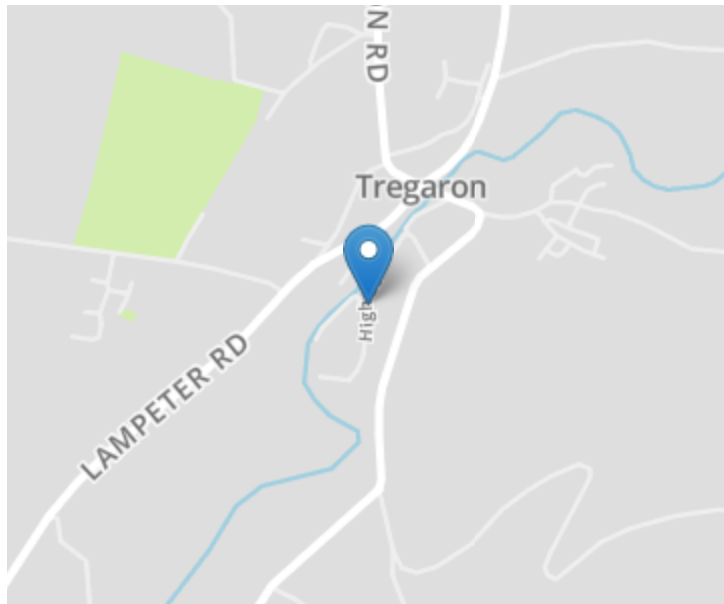
REF: R/3528/LD

£149,950

*** No onward chain - Priced to sell *** Like a 'Tardis' *** Deceptively spacious mid terraced cottage
*** Recently refurbished and modernised offering 3 bedroomed accommodation *** New kitchen and
bathroom and electric thermostatic radiators throughout *** Newly kept decorated and carpeted ***
New UPVC double glazing

*** Low maintenance enclosed lawned garden area with patio *** Useful garden store

*** Sought after location - Quiet residential district of Tregaron *** Country living with the convenience
of Town *** Picture perfect - A deceptive and delightful Welsh cottage *** Viewings highly
recommended - Contact us today to view



LOCATION

Well positioned just off the Town Centre of Tregaron, within walking distance of a good range of local facilities including Primary and Secondary Schooling, Doctors Surgery, Chemist, Shops, Public Houses and Places of Worship, 8 miles from the University Town of Lampeter and 16 miles from the larger Shopping Centre and Town of Aberystwyth. Tregaron nestled in the foothills of the Cambrian Mountains which is renowned for its country pursuits and breath taking scenery.

GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this deceptively spacious 3 bedroomed mid terraced cottage situated in a popular district just off the High Street of Tregaron. The property has recently been refurbished and modernised and now offers comfortable accommodation along with a low maintenance and enclosed rear garden. Ready to move into. Why not take a viewing.

THE ACCOMMODATION

LIVING ROOM

17' 0" x 17' 0" (5.18m x 5.18m). Accessed via a UPVC half glazed front entrance door, staircase to the first floor accommodation, stone open fireplace with a slate hearth, electric thermostatic radiator, beamed ceiling,



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (FIREPLACE)



KITCHEN/DINER

21' 7" x 14' 6" (6.58m x 4.42m). An open plan kitchen/diner with a modern range of floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, Beko electric oven, 4 ring Beko hob with extractor hood over, useful breakfast bar, ample space for a dining table, patio doors opening onto the rear enclosed garden. A fantastic Family room with ample light.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



UTILITY ROOM

12' 0" x 5' 0" (3.66m x 1.52m). With plumbing and space for automatic washing machine.



W.C.

With low level flush w.c., wash hand basin.



FIRST FLOOR

LANDING

With access to the loft space, electric thermostat radiator, airing cupboard with hot water cylinder and immersion.

FRONT BEDROOM 1

16' 9" x 9' 6" (5.11m x 2.90m). With electric thermostatic radiator.



BEDROOM 3

11' 8" x 6' 9" (3.56m x 2.06m). With electric thermostatic radiator.



BATHROOM

A recently fitted and modern 3 piece suite comprising of a pea shaped panelled bath with Triton shower over, low level flush w.c., pedestal wash hand basin, chrome heated towel rail.



REAR BEDROOM 2

10' 6" x 8' 8" (3.20m x 2.64m). With electric thermostatic radiator, delightful views over the rear garden.



EXTERNALLY

GARDEN

A particular feature of this property is its enclosed low maintenance rear garden being laid mostly to lawn with a patio area and a concreted pathway leading to the garden store.



GARDEN (SECOND IMAGE)



GARDEN STORE

Of block construction and being recently re-roofed.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A ready to move into cottage in a popular district of Tregaron.

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 - 'B'.

Services

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

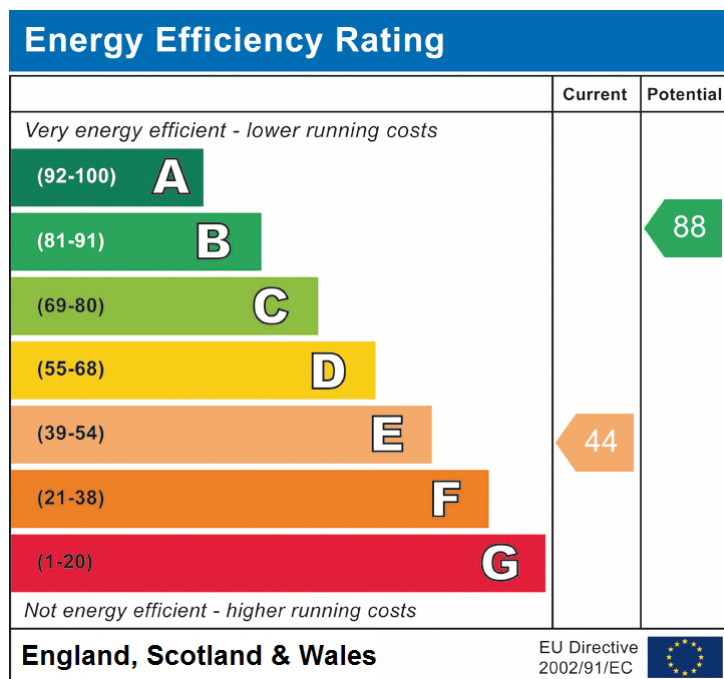
Directions

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 the Garage down a 'No Through' road sign posted 'Doldre'. Continue on this lane for approximately 100 yards and the property will be found 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'.

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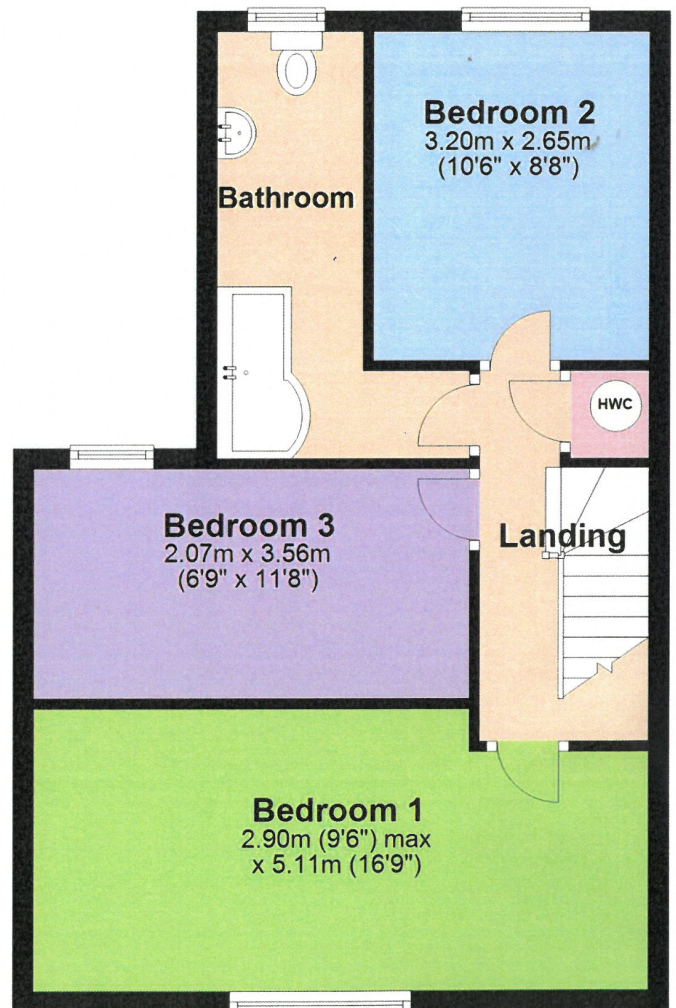
Ground Floor

Approx. 64.5 sq. metres (694.5 sq. feet)



First Floor

Approx. 49.8 sq. metres (536.4 sq. feet)



Total area: approx. 114.4 sq. metres (1230.9 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

2 High Street, Doldre, Tregaron