

*A prominent Town Centre position. A semi detached 4 bedroomed house. Tregaron, West Wales*



Llys Brenig, Pontrhydfendigaid Road, Tregaron, Ceredigion. SY25 6HH.

£159,000

REF: R/3372/LD

\*\*\* No onward chain \*\*\* Prominent and delightful Town Centre position \*\*\* Improvable and spacious Family home  
- Being a former Shop \*\*\* Adaptable and versatile 4 bedroomed accommodation \*\*\* Oil fired central heating and  
double glazing \*\*\* Retained original character throughout with quarry tiled flooring \*\*\* Double fronted, newly painted  
and treated

\*\*\* Low maintenance gated yard area with parking for one vehicle \*\*\* Various outhouses

\*\*\* Town Centre - Overlooking the River Brenig \*\*\* Adjoining the B4343 Pontrhydfendigaid road \*\*\* Level walking  
distance to all Town Centre amenities \*\*\* At the foothills of the Cambrian Mountains - Renowned for its outdoor  
pursuits \*\*\* A Town with a lot to offer - Popular and the home to the 2022 Eisteddfod \*\*\* Must be viewed - Contact  
us today



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## LOCATION

Tregaron is located in the upper reaches of the Teifi Valley at the foothills of the Cambrian Mountains, within 18 miles from the University Town Coastal Resort and Administrative Centre of Aberystwyth and the Cardigan Bay Coast and 11 miles North from the University Town of Lampeter.

## GENERAL DESCRIPTION

Llys Brenig is a substantial 4 bedroomed semi detached property enjoying a centre of Town location. The property is in need of general modernisation and updating but does offer characterful 4 bedrooms.

Externally it enjoys a low maintenance yard area with various outhouses, i.e., coal store and storage shed. It does offer parking for one vehicle within the yard area. A popular location and within close proximity to all of its Town amenities. Currently the property offers the following.

## RECEPTION HALL

Having access via a half glazed solid front entrance door, Red quarry tiled flooring, radiator, staircase to the first floor accommodation.

## SITTING ROOM (FORMER SHOP)

15' 8" x 10' 2" (4.78m x 3.10m). With two radiators.



## LIVING ROOM

11' 7" x 9' 6" (3.53m x 2.90m). With modern tiled open fireplace (lined chimney), radiator.



## DINING ROOM

11' 5" x 10' 3" (3.48m x 3.12m). With Red and Black quarry tiled flooring, radiator, understairs storage cupboard.



## KITCHEN

13' 2" x 7' 5" (4.01m x 2.26m). A fitted kitchen with a range of wall and floor units with laminate work surfaces over, stainless steel 1 1/2 sink and drainer unit, fitted electric oven, 4 ring hob and extractor hood over, radiator, half glazed rear entrance door to the yard area.



## UTILITY ROOM

10' 2" x 4' 2" (3.10m x 1.27m). With a sink unit and plumbing for automatic washing machine.



## W.C.

With low level flush w.c., wash hand basin, radiator, Worcester oil fired central heating boiler.



## FIRST FLOOR

### GALLERIED LANDING

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





## BATHROOM

A pleasant suite with a pea shaped panelled bath with shower over, low level flush w.c., radiator, pedestal wash hand basin.



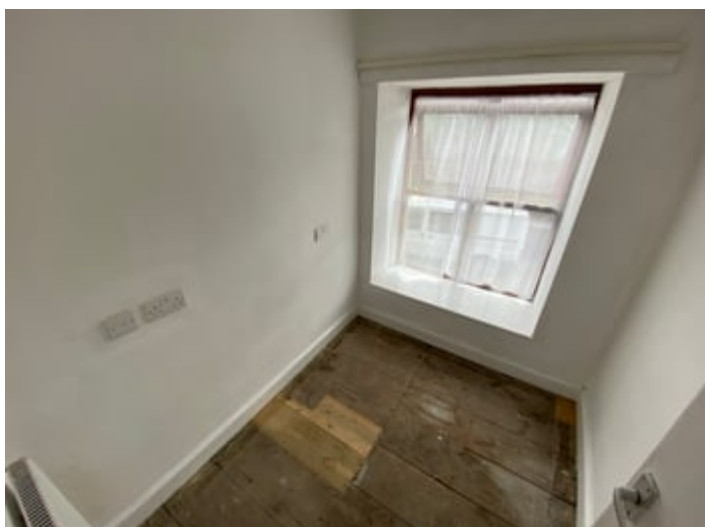
## FRONT BEDROOM 1

13' 8" x 10' 5" (4.17m x 3.17m). With radiator.



## FRONT BEDROOM 4/OFFICE

6' 8" x 5' 8" (2.03m x 1.73m). With radiator.



## FRONT BEDROOM 2

9' 8" x 9' 6" (2.95m x 2.90m). With radiator.



## REAR BEDROOM 3

9' 8" x 10' 4" (2.95m x 3.15m). With double aspect windows, radiator.



## EXTERNALLY

### YARD AREA

Concreted gated yard area with parking for one vehicle.

## VARIOUS OUTHUSES

With



**COAL STORE**

**STORAGE SHED**

**BUNDED OIL TANK**

**FRONT OF PROPERTY**



**REAR OF PROPERTY**



## VIEW OVER SQUARE



### PLEASE NOTE

The property has recently been re-painted and Sitka breathable treatment.

### AGENT'S COMMENTS

A popular Town position, being convenient to all of its amenities. A must view.

### 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 - '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 available.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(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	



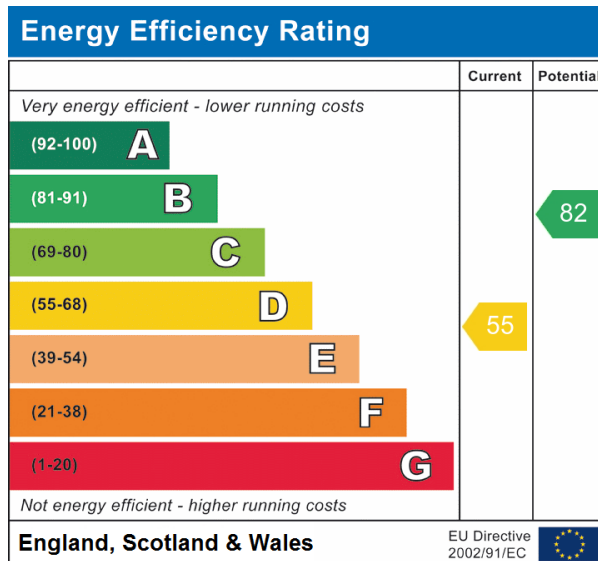
### Directions

From Lampeter take the A485 to Tregaron. Once arriving at the main square proceed straight ahead onto the B4343 and the property will be found second on the left hand side after passing the 'Red Lion Public House', 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 properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also 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 Website, Facebook and Instagram Pages



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

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