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An imposing country residence in a pleasant setting on the edge of Tregaron, West Wales



Poplar, Dewi Road, Tregaron, Ceredigion. SY25 6JW.

R/2628/LD

£255,000

*** An imposing, charming country residence *** Traditional 4 bedroomed accommodation with generous living quarters *** Oil fired central heating and high speed fibre Broadband *** Modern kitchen and bathroom yet retaining period features *** Conversion potential with stone and slate outhouses ***

*** Extensive grounds laid to lawn with flowers, shrubs and ornamental bushes *** Established vegetable garden with greenhouse and fruit cage *** Tarmacadam driveway with parking for multiple vehicles *** Edge of popular market town of Tregaron *** Convenient, yet private *** Contact us - viewing recommended ! ***

Location

The property is conveniently positioned on the edge of the popular and traditional market town of Tregaron, which offers a good range of local facilities including shops, post office, doctors' surgery, chemist, public houses and places of worship.

The house nestles in the foothills of the Cambrian Mountains, renowned for their outdoor pursuits, including bird-watching, mountain biking and walking, and lies some 11 miles north of the popular University and market town of Lampeter and 18 miles inland from the large administrative centre of Aberystwyth, with its national retailers and railway networks.

General



Poplar offers traditional and imposing edge of town accommodation with 4 bedrooms and retains many of its original features and character. The property benefits from oil-fired central heating and high speed fibre broadband.

The house enjoys an edge of town position with extensive grounds with fruit cage, greenhouse and large lawned area. The property also offers conversion potential, with further accommodation available in both the loft space and also in its traditional stone and slate outhouse, which could offer potential for conversion to further accommodation/holiday let subject to consent.

The property deserves early inspection and currently consists of the following.

Reception Hall

via hardwood double glazed front entrance door. Original flagstone flooring, radiator. Original timber staircase to first floor accommodation. Understairs storage cupboard.

Dining Room

11' 9" x 11' 4" (3.58m x 3.45m) with wooden flooring. Double panelled radiator. Feature curved wall. Built in bookshelf within the recess.



Living Room

12' 9" x 12' 7" (3.89m x 3.84m) with small inglenook fireplace, housing a cast iron multifuel stove on a tiled hearth with feature stone wall chimney breast. Double panelled radiator. Newly carpeted with flagstone flooring underneath.



Kitchen

15' 8" x 10' 7" (4.78m x 3.23m) with modern fitted kitchen: wall and floor units with laminated worksurfaces over. Fitted breakfast bar. Stainless steel 1.5 sink and drainer unit, integrated dishwasher. Space for under counter fridge. Free standing electric cooker with overhead hood.



Rear Porch/Utility Room

with access via stable door from the kitchen area with plumbing and space for washing machine, space for upright fridge freezer and side entrance door to the garden.

Cloakroom

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

Office

9' 4" x 7' 5" (2.84m x 2.26m) with radiator and built in bookshelf within the recess.



FIRST FLOOR

Landing

with original 9' sash window, providing fantastic light into the property: access to loft space, via drop down ladder.



Loft space

Floored storage 10' 0" x 8' 0" (3.05m x 2.44m) within larger space, with electricity connected. Potential for conversion to further accommodation, subject to consent.

Principal Bedroom

11' 9" x 9' 8" (3.58m x 2.95m) with radiator and built in wall to wall wardrobes with shelving and hanging space.



Front Bedroom 2

9' 8" x 9' 5" (2.95m x 2.87m) with radiator. pedestal wash hand basin. View from window over front garden.



Bathroom

A modern and fully tiled suite with 'P' shaped panelled bath with central taps with Triton shower over and glazed screen . Low level flush w.c., pedestal wash hand basin, heated towel rail. Underfloor heating. Airing cupboard with shelving and radiator.



Front Bedroom 3

10' 3" x 9' 6" (3.12m x 2.90m) with radiator. Double aspect windows overlooking the front garden. Pedestal wash hand basin. Original picture rail.



Rear Bedroom 4 / Craft Room

9' 8" x 9' 3" (2.95m x 2.82m) with radiator.



EXTERNALLY

Stone and Slate Outhouses

Providing great conversion potential for further accommodation / holiday let / studio (subject to consent). The outhouses currently split into two separate compartments as follows:-

Workshop: 16' x 12' with electricity connected.
Double entrance door.

Work Room: 14'6 x 9'9 with electricity connected and entrance door.



Garden

A particular feature of this most charming property is its well kept traditional cottage garden, being laid mostly to lawn with a good range of flowering shrubs and ornamental bushes.





Vegetable/Fruit garden

The extensive well established vegetable garden area lies to the side of the garden and benefits from a greenhouse (8' x 8'), large fruit cage and vegetable beds.

To the rear lies an apple orchard, compost area and fire pit.



Front of Property



Parking and Driveway

A tarmacadamed driveway provides parking space for a number of vehicles.



Agents Comments

A delightful property offering great potential - a must view!

Tenure and Possession

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

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

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, telephone

subject to B.T. transfer regulations, good high speed Fibre Broadband available.

Directions

From the main square in Tregaron at the Talbot Hotel take the Llanddewi Brefi road. Continue for 0.5 miles and the property will be found on leaving the town on your right 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

3D WALK THROUGH VIDEO: Available on our Website – www.morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.



