

Regulated by:

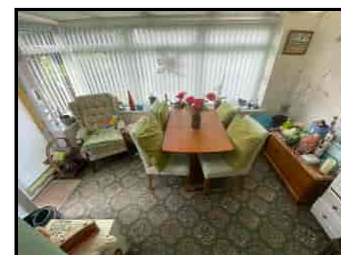


RICS



Since 1989

A delightful well presented 3 bedroomed detached bungalow on a select development. Edge of Tregaron, West Wales



49 Pwllswyddog, Tregaron, Ceredigion. SY25 6JG.

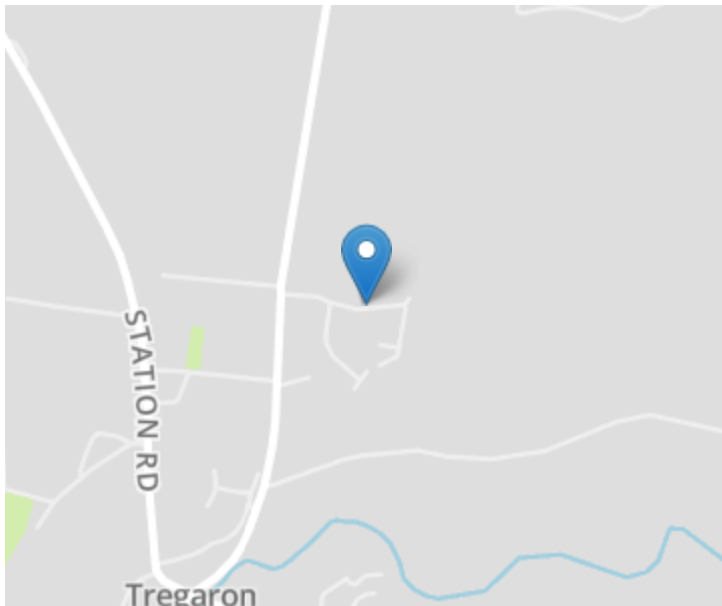
REF: R/3690/LD

£189,000

*** No onward chain *** Delightful well presented detached bungalow *** 3 bedroomed accommodation with recently installed wet room/shower room *** Rear conservatory *** Spacious and well proportioned property

*** Enclosed car port and off street parking *** Enclosed well maintained rear garden - Landscaped with a level lawned area *** Fantastic shrub and flower borders - Providing beautiful colour all year round *** Private and not overlooked *** Tarmacadamed driveway

*** Located on the edge of the Market Town of Tregaron on a popular residential cul-de-sac *** Walking distance to a range of local amenities *** A must view property suiting a range of Buyers



LOCATION

Tregaron is located in the upper reaches of the Teifi Valley at the foothills of the Cambrian Mountains, within 16 miles from the Administrative Centre Coastal Resort and University Town of Aberystwyth and 11 miles North from the University of Lampeter. The Town of Tregaron offers a wide range of amenities including Public Houses, Convenience Store and Newsagent, Doctors Surgery, Chemist, Senior and Junior Schooling, Garage, Petrol Station and Places of Worship. A wider range of amenities are available at Aberystwyth and Lampeter.

GENERAL DESCRIPTION

The property offers potential Purchasers an opportunity to acquire a spacious and well presented detached bungalow enjoying a private position within a select development. The property suits a range of Buyers, be it for retirement living or Family purposes.

It is positioned on the edge of Tregaron and within walking distance to all of the Town's amenities and the Junior and Secondary Schooling.

A property worthy of early inspection and benefits from LPG fired central heating, double glazing and good Broadband connectivity. Currently consisting of the following.

THE ACCOMMODATION

RECEPTION HALL

With UPVC half glazed side entrance door.

KITCHEN

11'6" x 9'9". A fully fitted kitchen with a range of wall and floor units with work surfaces over, single sink and drainer unit with mixer tap, integrated oven, 4 ring hob with extractor hood over, integrated fridge/freezer, radiator, plumbing and space for automatic washing machine, wall mounted Worcester LPG fired central heating boiler running all domestic systems within the property.



LIVING ROOM

13'6" x 9'2". With radiator, built-in cupboard, LPG fired Real Flame gas effect fire.



INNER HALLWAY

With airing cupboard.

SHOWER ROOM/WET ROOM

A recently installed fully tiled suite with walk-in shower facility, low level flush w.c., pedestal wash hand basin, chrome heated towel rail.



BEDROOM 2

9'3" x 7'. With radiator.



BEDROOM 1

8'8" x 8'7". With radiator, built-in wardrobe.



SITTING ROOM/BEDROOM 3

10' x 8'3". With radiator, sliding doors into the Conservatory.



CONSERVATORY

12'5" x 8'7".



EXTERNALLY

GARDEN

A pleasant well stocked garden area, being enclosed, private, with a lovely lawned area with various shrub beds and ornamental bushes. The garden also benefits from various patio and seating areas.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



ENCLOSED CAR PORT



TWO GARDEN SHEDS



PARKING AND DRIVEWAY

A tarmacadamed driveway with parking for various vehicles.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A delightful edge of Town detached bungalow being well presented.

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'.

Services

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

Directions

From Lampeter take the A485 road to Tregaron. Once reaching Tregaron head onto the B4343 towards Pontrhydfendigaid. On leaving Tregaron Town Pwllswyddog Development will be found on your right hand side. Proceed for approximately 150 yards into the cul-de-sac and the property will be located there 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

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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 