

*A substantial edge of Town Family home set within extensive grounds. Tregaron, West Wales*



**Trefin, Lampeter Road, Tregaron, Ceredigion. SY25 6HG.**

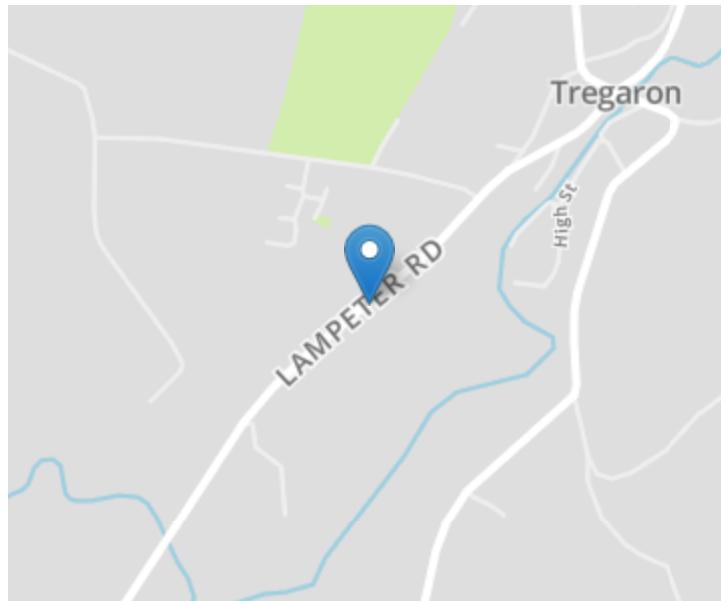
**REF: R/3688/LD**

**£369,000**

\*\*\* A substantial sought after Family residence \*\*\* Delightful and highly appealing proposition \*\*\* Generous plot of around a third of an acre \*\*\* An imposing detached well presented 4 bedrommed, 2 bathroomed accommodation \*\*\* Perfect Family home - Well positioned on the edge of the Town

\*\*\* Attached garage, home studio and conservatory \*\*\* Manicured well kept gardens with ornamental pond \*\*\* An escape - Secret garden with mature Beech hedge line and orchard \*\*\* Recently tarmacadamed driveway with ample parking with good access onto the A485 \*\*\* Level lawned garden with Summerhouse and greenhouse \*\*\* South facing garden area

\*\*\* Easy walking distance to the Primary/Secondary School and the Town of Tregaron \*\*\* A spacious, superior and extremely attractive property \*\*\* A rare opportunity within Tregaron \*\*\* On the doorstep of the Cambrian Mountains \*\*\* A home to be proud of - A must view



## GENERAL DESCRIPTION



## LOCATION

Conveniently positioned on the edge of the popular and traditional Market Town of Tregaron offering a good range of local facilities including Shops, Doctors Surgery, Chemist, Public Houses and Places of Worship, nestling at the foothills of the Cambrian Mountains renowned for its outdoor pursuits, including Bird watching, mountain biking and walking, only some 8 miles North from the University and Market Town of Lampeter and 16 miles inland from the larger Administrative Centre Coastal Resort and University Town of Aberystwyth.

Trefin offers potential Purchasers an unique and highly appealing proposition. It enjoys a prominent edge of Town position and is within easy level walking distance to all Town amenities and especially the Junior/Secondary School.

The property provides the perfect Family home with 4 bed roomed, 2 bathroomed accommodation along with ample ground floor living accommodation with the welcome addition of a conservatory that overlooks the extensive rear garden.

Externally it enjoys a home studio and a detached garage that leads onto the garden and the secret garden beyond being private with a Beech hedge line and a small orchard.

The property deserves early viewing and provides the most perfect Family home and enjoys a convenient edge of Town location whilst also being close to the nearby Market Town of Lampeter. The property in particular offers the following.

## THE ACCOMMODATION

### RECEPTION HALL

With solid front entrance door with side glazed panel, parquet flooring, staircase to the first floor accommodation, radiator.



### DINING ROOM

15' 9" x 12' 3" (4.80m x 3.73m). With parquet flooring, two radiators, understairs cupboard, double doors opening onto the Living Area.



### KITCHEN

18' 4" x 11' 4" (5.59m x 3.45m). A Shaker style fitted Kitchen with a range of wall and floor units with breakfast bar, 1 1/2 sink and drainer unit, electric double oven, 4 ring electric hob with extractor hood over, plumbing and space for automatic washing machine and dishwasher, Ideal Logic LPG central heating boiler, radiator, cloak cupboard, rear entrance door.



### LIVING ROOM

22' 0" x 13' 0" (6.71m x 3.96m). With an impressive open fireplace housing the log burning stove on a tiled hearth, parquet flooring, patio doors opening onto the Conservatory.



### STUDY

13' 3" x 7' 4" (4.04m x 2.24m). With radiator.

## CONSERVATORY

20' 0" x 12' 0" (6.10m x 3.66m). Of UPVC construction with attractive Mosaic tiled flooring with underfloor heating, patio doors opening onto the garden area.



## FIRST FLOOR

### GALLERIED LANDING

With access to an insulated and boarded loft space via a drop down ladder, separate airing cupboard with heater.



## SHOWER ROOM

Having a 4 piece suite comprising of a corner shower cubicle, low level flush w.c., pedestal wash hand basin, shaver light and point, bidet, radiator, extractor fan.



### REAR BEDROOM 4

10' 9" x 9' 4" (3.28m x 2.84m). With radiator, built-in wardrobe, delightful views over the rear garden.



## REAR BEDROOM 3

12' 8" x 10' 8" (3.86m x 3.25m). With radiator, delightful views over the rear garden.



## FAMILY BATHROOM

Having a fully tiled 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, shaver light and point, radiator.



## FRONT BEDROOM 2

13' 2" x 10' 9" (4.01m x 3.28m). With radiator, Hammonds built-in wardrobes, bedside cabinet and dressing table.



## FRONT BEDROOM 1 (PRINCIPAL)

12' 3" x 7' 6" (3.73m x 2.29m). With radiator.



## EXTERNALLY

## LEAN-TO SHELTERED AREA

Leading from the Kitchen.

## GARAGE

20' 0" x 11' 0" (6.10m x 3.35m). With roller shutter door.

## OUTSIDE W.C.

With low level flush w.c.

## STUDIO/HOBBY ROOM

13' 3" x 10' 3" (4.04m x 3.12m).

## LOG STORE

## GARDEN SHED

10' 0" x 8' 0" (3.05m x 2.44m).

## GREENHOUSE



## SUMMERHOUSE



With electric supply.

## ORNAMENTAL FISH POND



## GARDEN

Here lies the true beauty of this Family home. The property sits within an extensive plot with a level front, rear and secret garden laid to lawn. The property has been well maintained with ranch style fencing and an abundance of ornamental trees and shrubbery.

Directly to the rear of the property lies the formal garden area with an ornamental Fish pond, patio and lawned area, all of which being private with a mature Beech lined hedge that leads onto the secret garden.



## GARDEN (SECOND IMAGE)



## FURTHER GARDEN AREA

Having an enchanting entrance via the Beech hedge that leads onto a small orchard and a wild Bluebell garden area. This in particular offers the most impressive location, being not overlooked, and a place to sit and relax and enjoy the most fantastic Family time.



FURTHER GARDEN AREA (SECOND IMAGE)



FURTHER GARDEN AREA (THIRD IMAGE)



SOUTH FACING GARDEN

## PARKING AND DRIVEWAY

A recently tarmacadamed driveway with ample parking.



FRONT OF PROPERTY



REAR OF PROPERTY



## AGENT'S COMMENTS

An impressive Family home on an edge of Town location.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

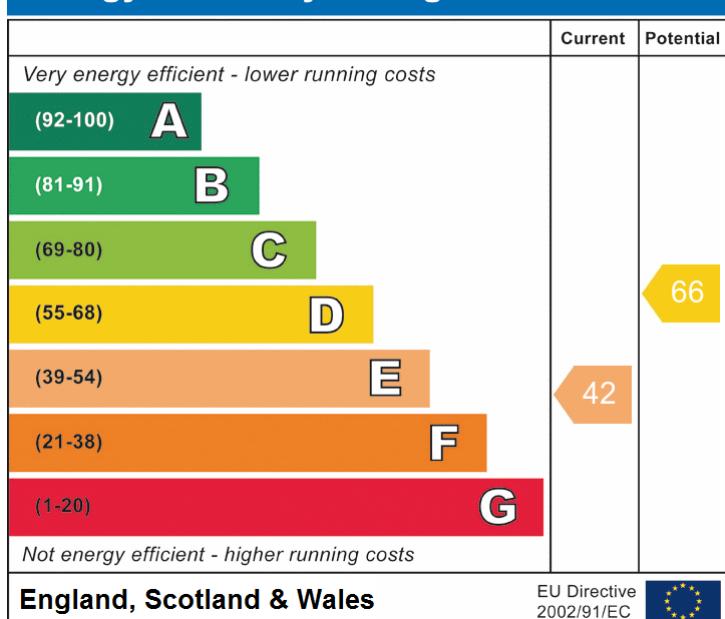
## COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'

## Services

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

## Energy Efficiency Rating



## Directions

Take the A485 North from Lampeter. On reaching Tregaron Trefin will be located just before the School on your left hand side.

**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'.

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