

Regulated by:



RICS



Since 1989

An attractive and deceptive 3/4 bedroomed detached bungalow in a pleasant rural location. Near Tregaron, West Wales



Bryn Y Gwaun, Stags Head, Llangeitho, Tregaron, Ceredigion. SY25 6QU.

REF: R/2933/LD

£275,000

*** No onward chain *** An attractive and deceptive rurally positioned detached bungalow *** 3/4 bedroomed accommodation with conservatory *** In need of sympathetic modernisation *** Electric heating, triple glazed windows and good Broadband speeds available

*** Gated tarmacadamed driveway with generous parking *** Extensive mature grounds with an abundance of shrubbery and ornamental trees *** Private and not overlooked - Backing onto open country fields *** Suiting Family accommodation with potential to extend further into the loft space (subject to consent)

*** Enjoy the country life - Yet convenient to the nearby Market Town of Tregaron and the Coast *** Junior and Secondary Schooling nearby *** Viewing recommend - Contact us today *** Virtual Video available on our Website – www.morgananddavies.co.uk

LOCATION

The property is well situated in the rural Community of Stags Head, only 1 mile distant from the popular Aeron Valley Village of Llangeitho, providing a good range of local amenities including Primary School, Village Shop and Café, Public House and Places of Worship, only some 3 miles distant from the Upper Teifi Valley Market Town of Tregaron, offering a good range of everyday facilities, some 8 miles distant from the University and Market Town of Lampeter, and within easy travelling distance of Aberaeron, to the West, and the Employment and Administrative Centre of Aberystwyth, to the North.

GENERAL DESCRIPTION

Bryn Y Gwaun is a detached bungalow under a tiled roof. The property is deceptive in size and offers 3/4 bed roomed accommodation along with ample living accommodation. The property itself is in need of general modernisation but does offer comfortable Family living.

Externally it enjoys a comfortable and generous plot with a large tarmacadamed forecourt and to the rear mature grounds with an abundance of shrubs, ornamental trees, all of which enjoying a semi rural location.

The property currently consists more particularly as follows:-

FRONT OF PROPERTY



RECEPTION HALL

Having a solid front entrance door, electric wall heater.

CLOAKROOM

With low level flush w.c., wash hand basin, heated towel rail, Dimplex wall heater.



UTILITY ROOM

7'5" x 4'5", with plumbing and space for automatic washing machine.

KITCHEN/DINER

22'4" x 9'7", with a galley style fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 ½ sink and drainer unit, eye level double oven, 4 ring ceramic hob with extractor hood over, under counter space for a fridge and dishwasher, electric wall heater.



KITCHEN/DINER (SECND ANGLE)**LIVING ROOM**

30' x 17', being 'L' shaped, with a feature corner tiled fireplace incorporating a cast iron multi fuel stove inset, two electric wall heaters.

**STUDY/POSSIBLE BEDROOM 4**

13'2" x 11'9", with a feature modern tiled fireplace with a gas fire (not tested), two patio doors opening onto the rear garden area.

**CONSERVATORY**

19'6" x 7'4", of timber construction with fitted cupboards with wash hand basin, patio doors opening onto the patio area, strip lighting.

**INNER HALL**

To

BEDROOM 3

13' x 9'3", with electric wall heater.



BATHROOM

With a corner bath, shower cubicle with Mira shower, bidet, low level flush w.c., pedestal wash hand basin, extractor fan.



BEDROOM 2

9'4" x 9'3", with electric wall heater, doorway through to Dressing Room.



DRESSING ROOM

9'5" x 5'2", having access via Bedroom 1 and Bedroom 2.

BEDROOM 1

13'2" x 9'4", with patio doors, electric wall heater.



EXTERNALLY

GARDEN

The property enjoys a centre of Hamlet position and benefits from a generous plot. To the rear are mature grounds, being well thought of and designed by the current Owners, and benefiting from an abundance of flowers and shrubbery, along with ornamental trees, all of which backing onto open country fields. Truly delightful semi rural setting.



GARDEN (SECOND ANGLE)**GARDEN (THIRD ANGLE)****GARDEN (FOURTH ANGLE)****PARKING AND DRIVEWAY**

To the front lies a large gated tarmacadamed driveway with ample parking.

**REAR OF PROPERTY****AGENT'S COMMENTS**

A delightfully positioned detached bungalow in a convenient location. A must view.

VIDEO

Virtual Video available on our Website – www.morgananddavies.co.uk

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, electric heating, timber framed triple glazed windows, telephone subject to B.T. transfer regulations, good Broadband speeds available.

Directions

From Lampeter take the A485 Tregaron roadway. Continue to Llanio, turning left signposted Llangeitho. Continue to Stags Head where there is a small Filling Station. Turn left towards Llangeitho and the property will be located as the second bungalow 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

Virtual 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'.

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

