

Regulated by:



RICS



Since 1989

A well positioned 2 bedroomed mid terraced bungalow with rear lawned garden. Tregaron, West Wales



10 Maesamlwg, Tregaron, Ceredigion. SY25 6HP.

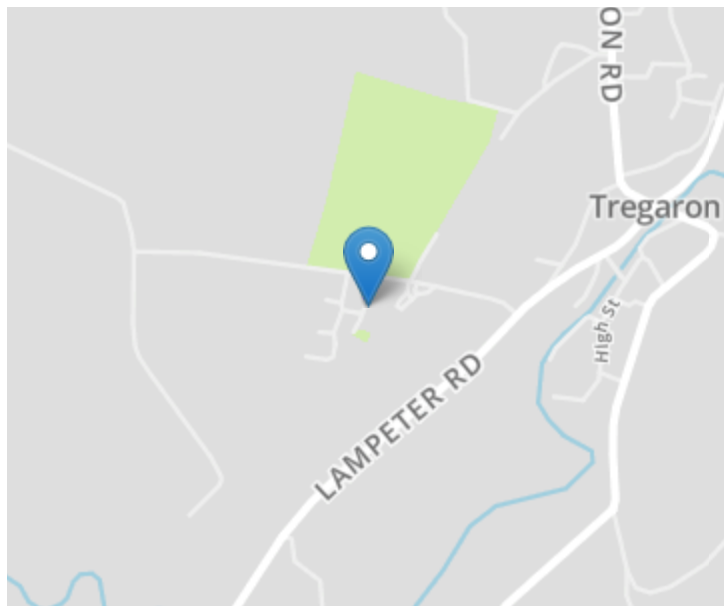
REF: R/4042/LD

£120,000

*** No onward chain *** Attention 1st Time Buyers or retirement living *** A well positioned detached bungalow within the Market Town of Tregaron *** 2 bedroomed one level living accommodation *** Air source heating, double glazing and good Broadband speeds available *** Wet room/shower room facility

*** Easily maintained level garden area being newly fenced - Laid to lawn with rear Pedestrian access

*** Conveniently positioned - Bordering the Primary/Secondary School *** Rarely available within the Town *** Located on a popular cul-de-sac *** Easily commutable to Aberystwyth and Lampeter with fantastic outdoor pursuits on the foothills of the Cambrian Mountains



LOCATION

The property is located in a residential development within the Town of Tregaron. Tregaron is located in the upper Teifi Valley at the foothills of the Cambrian Mountains, in an area of outstanding natural beauty, within 15 miles of the Cardigan Bay Coast, and 12 miles North from the University Town of Lampeter. The Town itself offers a wide range of amenities including business, leisure and recreational, Junior and Senior Schooling, garage, and is a popular Tourist destination. The larger University Town of Aberystwyth is within 18 miles, to the North.

GENERAL DESCRIPTION

The property is of traditional construction and sits within a mid terraced position. It enjoys 2 double bedrooms accommodation along with a kitchen/diner and a recently fitted wet roof.

The garden is a huge benefit and being extensive in size, being newly fenced, and laid to lawn with a formal vegetable garden.

In all it enjoys a convenient location positioned beside the Junior School of Henry Richard.

The accommodation more specifically offers the following:-

THE ACCOMMODATION

FRONT PORCH

Of UPVC construction.

RECEPTION HALL

With a walk-in airing cupboard with shelving and heating controls, separate hot water tank cupboard.



LIVING ROOM

13' x 10'7", with an open fireplace currently having an electric fire inset, TV. point, radiator.

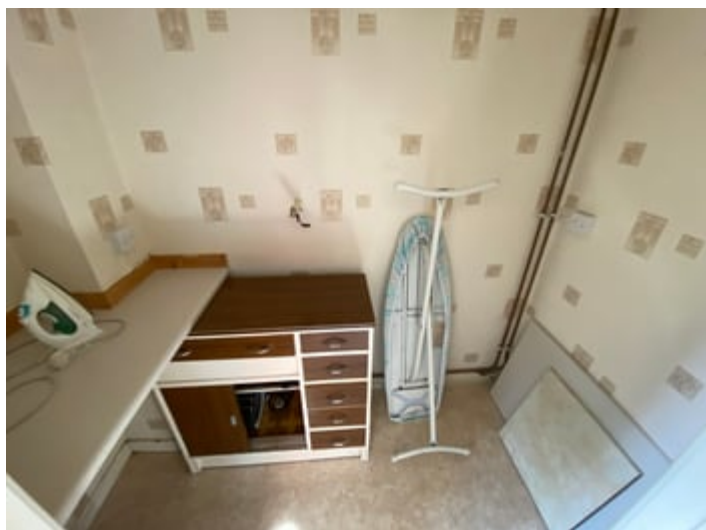


KITCHEN

14'4" x 9'3", a fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel single sink and drainer unit, electric cooker point, radiator, rear entrance door.



WALK-IN PANTRY



BATHROOM/WET ROOM

A fully tiled suite comprising of a low level flush w.c., wash hand basin, walk-in wet room facility, radiator, extractor fan, Diplex wall heater.



FRONT BEDROOM 1

11'6" x 9'4", with radiator.



REAR BEDROOM 2

10'9" x 7'2", with radiator.



EXTERNALLY

GARDEN

A large rear garden being well fenced and having a Pedestrian access to the rear service lane that leads onto Ysgol Henry Richard. The garden has been laid to lawn with a former vegetable growing area.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN SHED

Measuring 10' x 8'.

REAR OF PROPERTY



AGENT'S COMMENTS

A delightfully positioned 2 bedroomed bungalow. A must see.

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 - 'B'.

Services

We are informed by the current Vendors that the property benefits from the property being connected to ground/air source heating, mains water, mains electricity, mains drainage, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

Directions

From Lampeter take the A485 Tregaron road. On reaching Tregaron turn left by the Senior School and locate the Rugby Field on your right hand side. After approximately 100 metres turn left into Maesamlwg. Take the next left and the property will be located in front of you, 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

