

*A modern recently refurbished 3 bedroomed detached bungalow with well kept gardens to the front and rear. Select cul-de-sac. Tregaron, West Wales*



10 Pwllswyddog, Tregaron, Ceredigion. SY25 6JG.

£229,950

REF: R/4622/LD

\*\*\* No onward chain - A sought after property \*\*\* A modern recently refurbished detached bungalow \*\*\* Stylish accommodation with 3 bedrooms and 2 reception rooms \*\*\* Nicely presented throughout \*\*\* LPG fired central heating, UPVC double/triple glazing and Fibre Broadband connection \*\*\* Select residential development on the outskirts of the popular Market Town of Tregaron

\*\*\* Tarmacadamed driveway with parking for three vehicles \*\*\* Recently landscaped rear garden laid to lawn with raised decking and separate patio area

\*\*\* The perfect Family home enjoying fine views to the rear over the West Wales countryside \*\*\* Walking distance to a good range of local amenities within the Town as well as Henry Richards School \*\*\* Viewings highly recommended - Contact us today to view



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel: 01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel: 01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel: 01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION

Tregaron is located at the foothills of the Cambrian Mountains close to the Cors Caron Nature Reserve of Wildlife importance. This historic Market Town offers a wide range of amenities including Public Houses, Hotel, Post Office, Shops and Educational and Leisure facilities. Tregaron lies within a 30 minute drive of the Cardigan Bay Coast at the University Town Coastal Resort and Administrative Centre of Aberystwyth and 12 miles North from the University Town of Lampeter.

## GENERAL DESCRIPTION

A modern and refurbished sought after detached bungalow offering comfortable and spacious 3 bedroomed, 2 reception roomed accommodation. The property enjoys a modern fully fitted kitchen and bathroom suite along with LPG fired central heating, UPVC double/triple glazing and Fibre Broadband connection.

Externally it has a recently landscaped garden area to the rear with steps leading up to a raised decking area with fine views over open countryside. To the front lies a lawned area and a tarmacadamed driveway.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### FRONT ENTRANCE PORCH

With access to the main accommodation and garage.

## RECEPTION HALL

With radiator, laminate flooring.



## LIVING ROOM

16' 4" x 13' 1" (4.98m x 3.99m). With radiator, laminate flooring, corner multi fuel stove on a raised slate hearth, double aspect windows to the front and rear.



## LIVING ROOM (SECOND IMAGE)





## KITCHEN

12' 9" x 10' 7" (3.89m x 3.23m). A modern fully fitted kitchen with a range of wall and floor units with work surfaces over, single sink and drainer unit with mixer tap, AEG electric oven, Hoover 4 ring electric hob with extractor hood over, spot lighting, radiator, door through to the Sitting Room.



## KITCHEN (SECOND IMAGE)



## SITTING ROOM

19' 6" x 9' 0" (5.94m x 2.74m). With ceramic tiled flooring with under floor heating, bifold doors to the patio area, Velux roof window with electric blinds.



## SITTING ROOM (SECOND IMAGE)



## BATHROOM

7' 5" x 6' 8" (2.26m x 2.03m). A modern 4 piece suite with a panelled bath with waterfall tap and shower attachment, floating vanity unit with wash hand basin, low level flush w.c., corner shower cubicle, extractor fan, chrome heated towel rail, spot lighting.



## INNER HALLWAY

With double cloak cupboard.

## BEDROOM 1

12' 2" x 9' 3" (3.71m x 2.82m). With mirrored wall to wall wardrobes, radiator.



## BEDROOM 2

9' 2" x 9' 7" (2.79m x 2.92m). With double aspect windows, radiator.



## BEDROOM 3

8' 5" x 6' 8" (2.57m x 2.03m). With radiator.



## INTEGRAL GARAGE

11' 9" x 8' 4" (3.58m x 2.54m). With and up and over door and storage loft over.



## REAR UTILITY ROOM

8' 1" x 5' 4" (2.46m x 1.63m). With an LPG Worcester combi boiler running all domestic systems within the property, plumbing and space for automatic washing machine and tumble dryer, UPVC rear entrance door.



## EXTERNALLY

### REAR GARDEN

The property enjoys a recently landscaped rear garden area having steps leading up to a raised platform/decking that provides fantastic outdoor living space and also amazing vista points over the Tregaron countryside.



## PATIO AREA

Directly to the rear of the property also lies a patio area having direct access via bifold doors from the Sitting Room.



## FRONT GARDEN

To the front of the property also lies a lawned area being sloping in nature.

## PARKING AND DRIVEWAY

A tarmacadamed driveway is located to the front of the property with ease of access and parking for three vehicles.



## VIEW FROM PROPERTY



## **AGENT'S COMMENTS**

A sought after detached bungalow in a popular cul-de-sac being tastefully refurbished.

## **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 - 'D'.

## **MONEY LAUNDERING REGULATIONS**

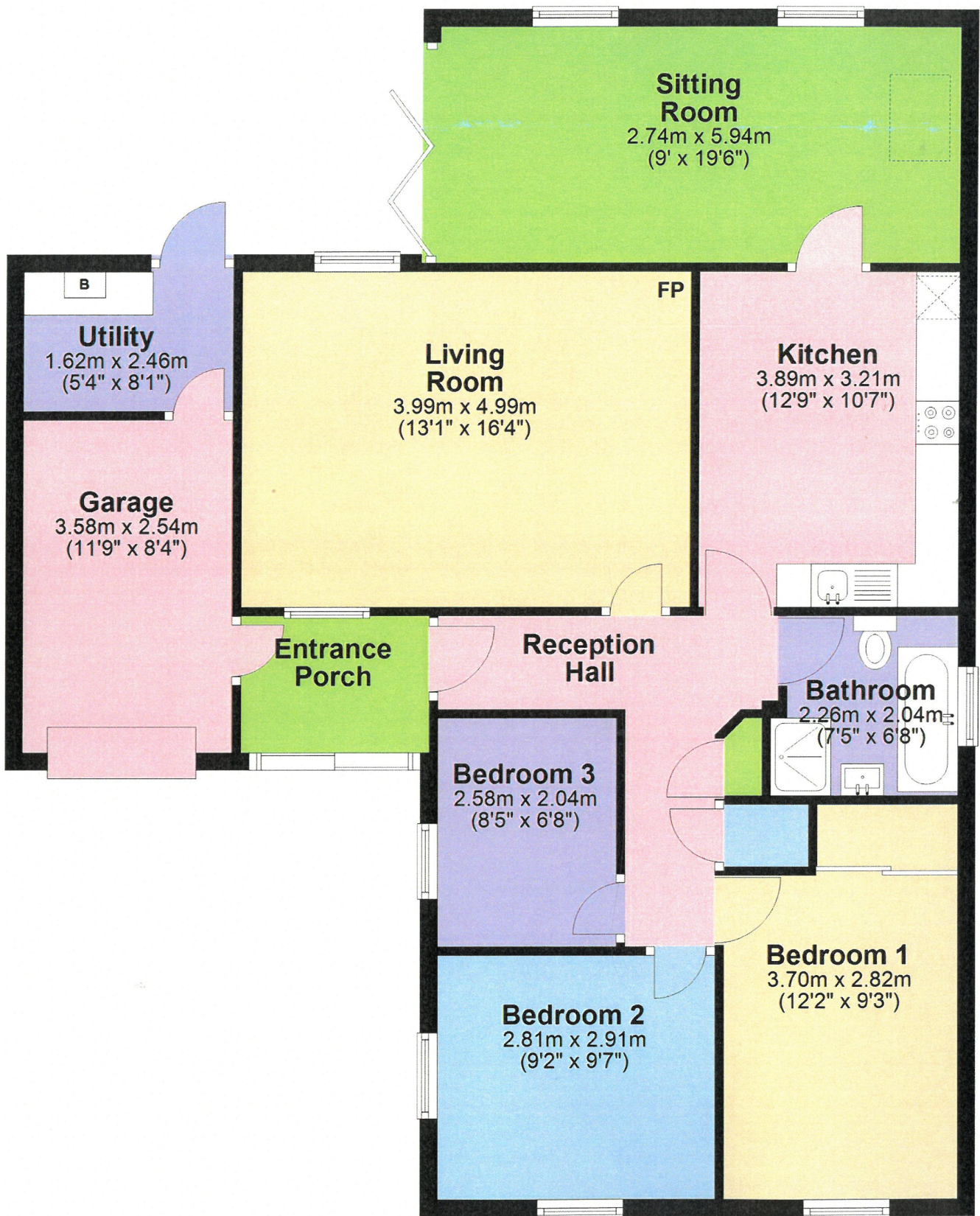
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## **Services**

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



## Ground Floor



Total area: approx. 107.3 sq. metres (1154.8 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

**10 Pwllswyddog, Tregaron**

**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Double Glazing.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** Level access.

**EPC Rating:** E (52)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

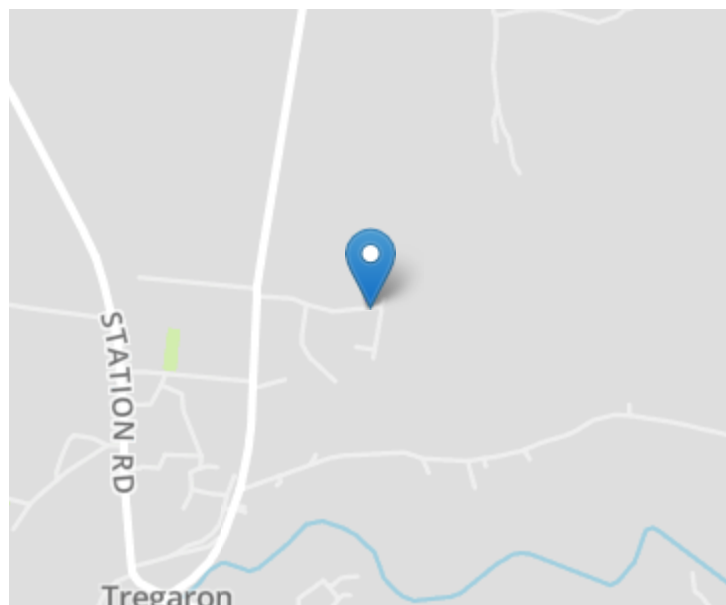
**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?**  
No

**The existence of any public or private right of way?** No





## Directions

From Lampeter take the A485 road North to Tregaron. At Tregaron square proceed straight across towards Pontrhydfendigaid. Just before leaving the Town of Tregaron take the last cul-de-sac on the right. Proceed into the cul-de-sac proceeding straight onto the 'T' junction at the bottom. The property will be located thereafter right 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](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'.

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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

For further information or to arrange a viewing on this property please contact :

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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