

A substantial, modern semi detached 3/4 bed roomed town residence, Tregaron, West Wales



Brodawel, Chapel Street, Tregaron, Ceredigion. SY25 6HA.

£199,950

R/4563/LD

*** No onward chain *** Modern, well presented 3/4 bed roomed period residence *** Newly decorated *** Stylish kitchen and bathroom *** 3 stories accommodation offering the perfect family home *** Newly fitted Fischer electric heating *** Double glazing throughout *** Lean-to store to rear *** Enclosed low maintenance lawned garden with raised patio area *** Side pedestrian access *** On street parking only ***

Centre of town location and within level walking distance to all amenities in the town and in close proximity to Doctor's Surgery, Chemist, Butchers, and the Ysgol Henry Richard Primary and Secondary School.

Tregaron located at the foothills of the Cambrian Mountains renowned for its outdoor pursuits. Contact us to view today !



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LOCATION

Conveniently positioned close to the centre of the popular traditional market town of Tregaron offering good range of amenities, including shops, Post Office, Doctor's Surgery, Chemist. Public Houses and Places of Worship, and located at the foothills of the Cambrian Mountains renowned for outdoor pursuits including bird watching, mountain biking, walking and 8 miles from the University town of Lampeter and 16 miles inland from the larger coastal resort, University town and administrative centre of Aberystwyth.

GENERAL

A traditional yet modernised semi detached town house offering 3/4 bedroomed accommodation, built over 3 floors.

The property has recently been modernised and now offers stylish fitted kitchen and bathroom, along with 'Fischer' electric heating. To the rear lies an enclosed lawned garden area with raised patio and side pedestrian access. The property is perfectly suited for family accommodation being close to the Henry Richard Primary and Secondary schools and town amenities.

The property particularly offers the following accommodation:

RECEPTION HALL

With staircase to the first floor accommodation. Large understairs storage cupboard.



LIVING ROOM



14' 5" x 13' 8" (4.39m x 4.17m) into bay with fireplace with timber surround. Radiator.

DINING ROOM

11' 2" x 11' 2" (3.40m x 3.40m) with window overlooking the rear garden. Fireplace. Radiator.



KITCHEN

12' 11" x 8' 6" (3.94m x 2.59m) with a modern range of fitted wall and floor kitchen units with worksurfaces over, Stainless steel sink with drainer unit. Integrated electric cooker, 4 ring hob and extractor fan over. UPVC rear entrance door to garden.



FIRST FLOOR

REAR LANDING

BATHROOM

A stylish suite with free standing bath, low level flush w.c., Enclosed shower cubicle. Pedestal wash hand basin.



SEPARATE W.C.

With low level flush w.c. and wash hand basin.



FRONT LANDING - BEDROOM 1

11' 8" x 11' 7" (3.56m x 3.53m) with radiator



BEDROOM 2

13' 8" x 10' 5" (4.17m x 3.17m) with radiator

BEDROOM 3

10' 5" x 6' 9" (3.17m x 2.06m) with radiator

**SECOND FLOOR****LOFT ROOM**

14' 5" x 13' 8" (4.39m x 4.17m) with small window to the front. Original exposed 'A' framed beams.

**EXTERNALLY****LEAN TO STORE ROOM**

Currently housing the Fischer electric boiler.

**GARDEN**

A particular feature of the property is its enclosed garden area, laid mostly lawn with mature trees to the rear providing privacy. To the front a raised area to provide as a patio or for a base for garden shed or greenhouse.

To the side is a gated pedestrian access.





PARKING AND DRIVEWAY

Please note that on the property has on street parking only.

FRONT OF PROPERTY



REAR OF PROPERTY



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.

TENURE AND POSSESSION

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

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

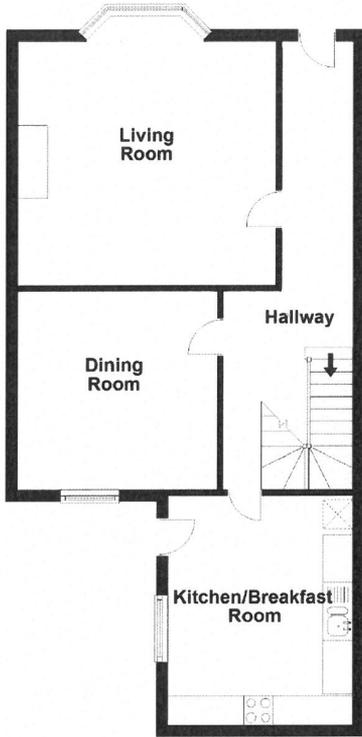
AGENT'S COMMENTS

An impressive, well presented town house enjoying a convenient location.

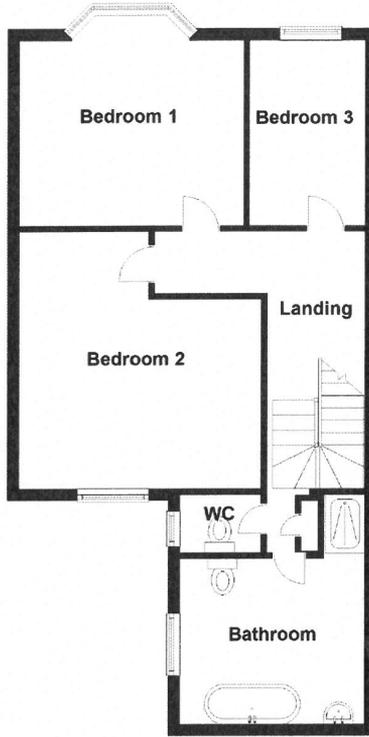
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available.

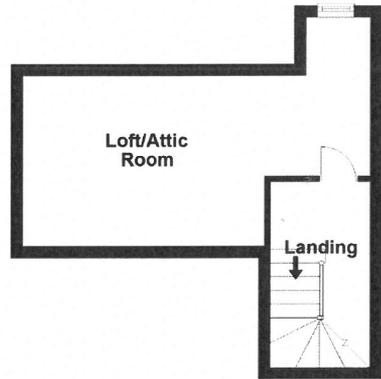
Ground Floor



First Floor



Second Floor



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: No Parking Available.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (44)

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

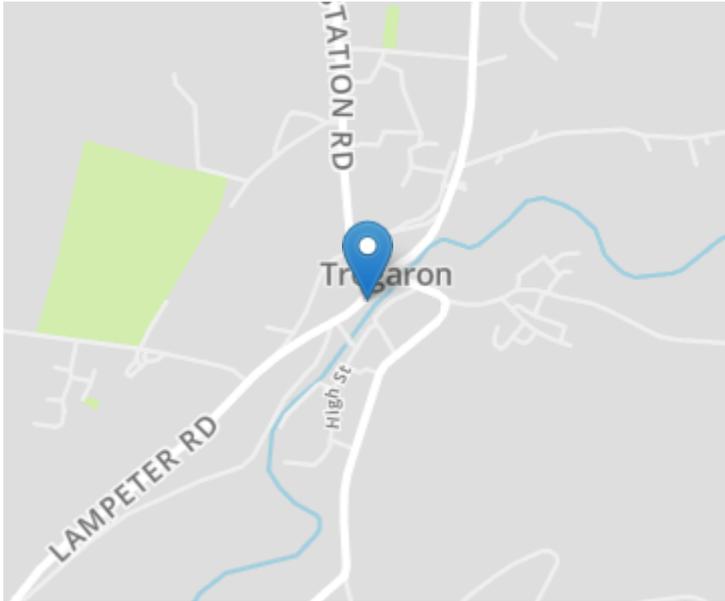
The existence of any public or private right of way?
No

Mobile Signal

4G

Construction Type

Traditionally built



Directions

From Lampeter take the A485 Tregaron road and continue on for approximately 9 miles until arriving at Tregaron. Proceed past the Henry Richard School and carry on for a further 300 yards and the property will be found further along on the left before The Square 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 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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

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