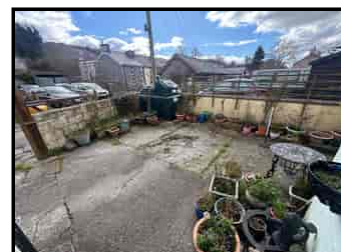


*Low maintenance Town living. A 2 bedroomed semi detached cottage with off street parking/courtyard. Tregaron, West Wales*



**Amman House Doldre, Tregaron, Ceredigion. SY25 6JT.**

**£110,000**

**RFEF: R/4568/LD**

\*\*\* No onward chain - Priced to sell \*\*\* Low maintenance Town living \*\*\* 2 bedroomed semi detached cottage \*\*\* Benefiting from oil fired central heating, UPVC double glazing and good Broadband connectivity

\*\*\* Off street parking area/gated walled courtyard \*\*\* Town Centre location - Within level walking distance to all Town amenities \*\*\* A short walk to Ysgol Henry Richard School \*\*\* Perfect for 1st Time Buyers or retirement living \*\*\* Contact us today to view



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

## LOCATION

Well positioned just off the Town Centre of Tregaron, within walking distance to a good range of facilities including Primary and Secondary Schooling, Doctors Surgery, Chemist, Public House and Places of Worship.

## GENERAL DESCRIPTION

A conveniently positioned 2 bedroomed semi detached cottage with a low maintenance rear courtyard/parking area. The property perfectly suits 1st Time Buyers or retirement living. It benefits from oil fired central heating, double glazing and good Broadband connectivity.

The property enjoys a centre of Town location and is within level walking distance to all of its amenities.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

With UPVC side entrance door, tiled flooring, Worcester oil fired central heating boiler, radiator.



### W.C.

With low level flush w.c., wash hand basin, tiled flooring.

## KITCHEN

13' 3" x 8' 5" (4.04m x 2.57m). A modern fitted kitchen with a range of wall and floor units, stainless steel sink and drainer unit with mixer tap, electric cooker space and point, radiator, tiled flooring.



## LIVING ROOM

17' 8" x 12' 6" (5.38m x 3.81m). With an impressive open stone fireplace (currently not in use), two radiators, staircase to the first floor accommodation, double aspect windows.





## LIVING ROOM (SECOND IMAGE)



## LIVING ROOM (THIRD IMAGE)



## FIRST FLOOR

### LANDING

With access to the loft space.



## FRONT BEDROOM 1

12' 2" x 6' 5" (3.71m x 1.96m). With radiator.



## BEDROOM 2

10' 8" x 7' 5" (3.25m x 2.26m). With radiator.



## OFFICE/POSSIBLE BEDROOM 3

5' 3" x 8' 3" (1.60m x 2.51m). With radiator.



## BATHROOM

Having a 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, spot lighting, heated towel rail.



## EXTERNALLY

### COURTYARD AREA/PARKING

The property enjoys an enclosed a concreted courtyard area being gated and offers off street parking. It offers low maintenance and essential parking within a Town environment.



## FRONT OF PROPERTY



## AGENT'S COMMENTS

A convenient low maintenance property in a Town Centre environment.

## 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'.

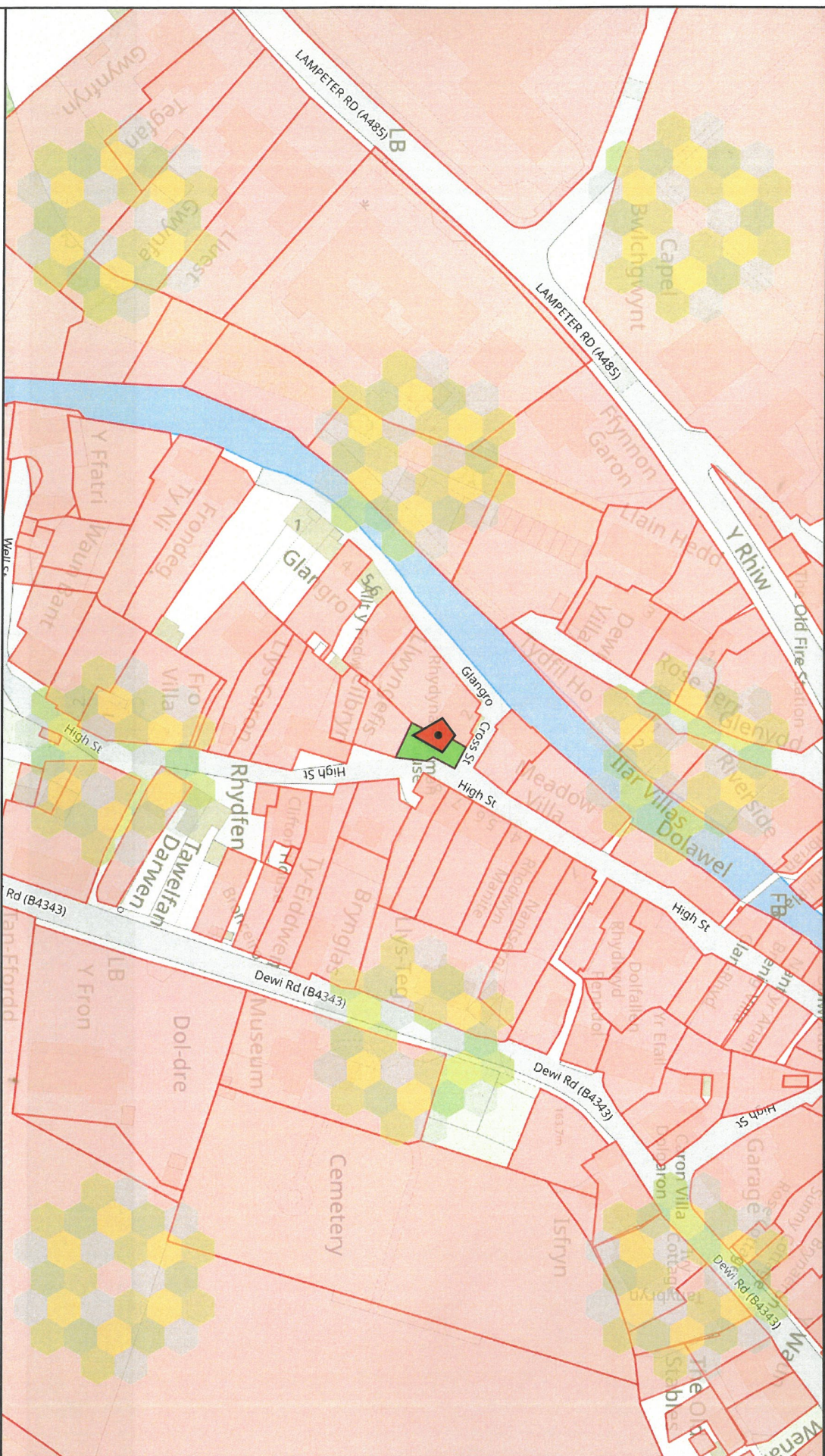
## MONEY LAUNDERING REGULATIONS

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, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.





0 5 10 15 20 25 30 35 40 50m

Map scale 1:1250

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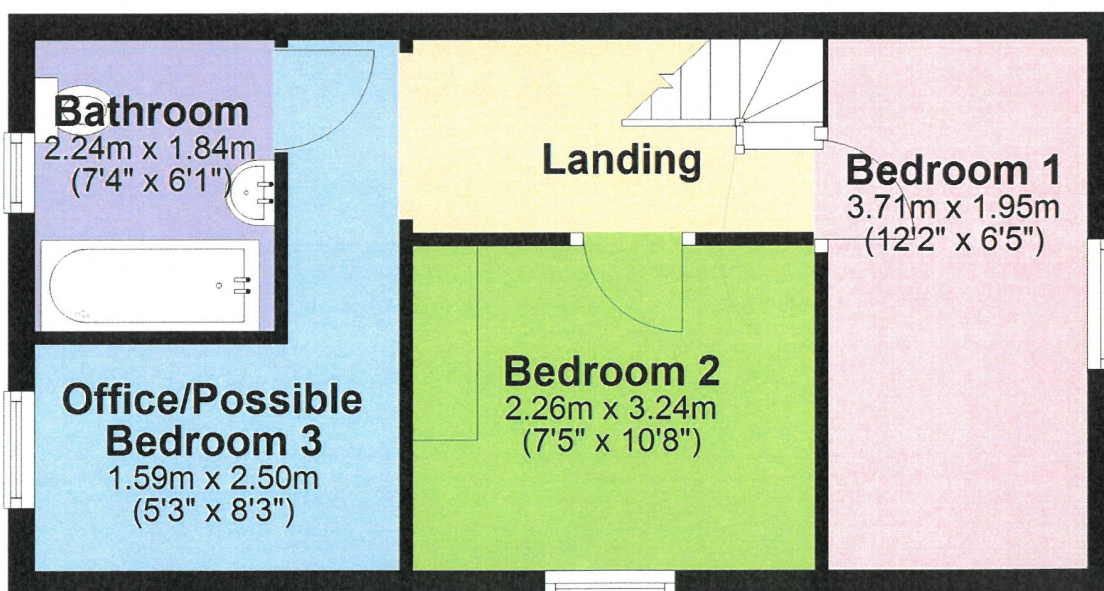
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## Ground Floor



## First Floor



Total area: approx. 70.4 sq. metres (758.2 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.

**Amman House, Folder, Tregaron**

**Council Tax:** Band B

N/A

**Parking Types:** Off Street.

**Heating Sources:** Double Glazing. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (53)

**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. On reaching the Town of Tregaron turn right at the crossroads. Proceed past the Talbot Hotel and head down Dewi Road. Turn right immediately after passing the Garage and down a 'No Through' road signposted Doldre. Continue on this lane for approximately 100 yards and the property will be located on your right 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](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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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**

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