

A delightful and pleasantly positioned 2 bedroomed detached bungalow with mature gardens and ample parking. Sought after cul-de-sac. Edge of Tregaron, West Wales



Gorlan, Pwllswyddog, Tregaron, Ceredigion. SY25 6JG.

£189,950

REF: R/4409/LD

*** A delightful pleasantly positioned detached bungalow *** Comfortable 2 bedroomed accommodation ***
Positioned on a sought after and popular residential cul-de-sac *** Brand new high end kitchen *** Oil fired
central heating, double glazing and good Broadband speeds available *** Recently decorated - Internally and
externally

*** Gated tarmacadamed driveway with ample parking and turning space *** Well kept gardens with terraced
lawned areas and mature hedging and gardens *** Raised vegetable beds *** Large walled patio area

*** A desirable and sought after location *** Walking distance to Town amenities *** At the foothills of the
Cambrian Mountains *** A property deserving early viewing - Contact us today to view



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LOCATION

Located within a quiet cul-de-sac development on the outskirts of the rural Market Town of Tregaron, only 16 miles from the Georgian Harbour Town of Aberaeron. The property benefits from nearby amenities including Doctors Surgery, Primary and Secondary Schooling, Public Houses, Places of Worship, Eateries and Convenience Stores.

GENERAL DESCRIPTION

A delightful well positioned 2 bedroomed detached bungalow enjoying a generous plot with mature grounds and ample parking. It is positioned within the popular cul-de-sac of Pwllswyddog and being a short walk to all everyday amenities. The property in particular offers the following.

RECEPTION HALL

13' 0" x 7' 0" (3.96m x 2.13m). With a front entrance door having a glazed panel, shelved airing cupboard with radiator, cloak cupboard, access to the loft space.

LIVING ROOM

14' 7" x 12' 0" (4.45m x 3.66m). Having an open fireplace with slate stone surround and a slate hearth, radiator.



KITCHEN

14' 8" x 9' 0" (4.47m x 2.74m). A newly fitted stylish kitchen with a good range of wall and floor units with Quartz worktops over, single sink and drainer unit with mixer tap, eye level double oven, 4 ring ceramic hob with extractor hood over, plumbing and space for washing machine, rear entrance door, picture window overlooking the rear garden, tiled flooring, radiator.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



SHOWER ROOM

6' 5" x 6' 1" (1.96m x 1.85m). Having a corner shower cubicle with Triton electric shower, low level flush w.c., pedestal wash hand basin with shaver light and point, radiator, extractor fan.



REAR BEDROOM 2

11' 4" x 8' 9" (3.45m x 2.67m). With radiator, views over the rear garden.

FRONT BEDROOM 1

10' 7" x 11' 9" (3.23m x 3.58m). With radiator, views to the front.



EXTERNALLY

GARDEN

A particular feature of the property is its generous plot enjoying a wrap around terraced garden area laid mostly to lawn with various flower and shrub beds. To the side of the property lies a raised vegetable garden area. To the rear lies a large walled patio area.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PATIO AREA



PARKING AND DRIVEWAY

A gated tarmacadamed driveway lies to the front of the property with ample parking area.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A well positioned detached bungalow positioned in a sought after cul-de-sac.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

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, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband available. We are also informed by the Vendors that the electrics have been updated.

Directions

From Lampeter head North on the A482. After passing Lampeter Rugby Club on your right hand side take the first right hand turning onto the A485 Tregaron Road. Continue on this road for approximately 11 miles until you reach the Town of Tregaron. At the crossroads in Tregaron go straight over onto the B4343. Continue for approximately 0.3 of a mile and take the right hand turning into Pwllswyddog Estate. Upon entering the Estate take the first right hand turning and the property will then be located thereafter 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

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'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(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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