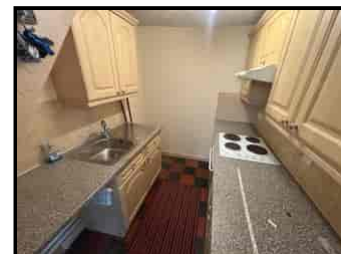


*Town Centre location. A traditional stone and slate 2 bedroomed semi detached cottage with off set garden area and parking. Tregaron, West Wales*



1 Garden View, Station Road, Tregaron, Ceredigion. SY25 6HU.

**£130,000**

**REF: R/4778/LD**

\*\*\* No onward chain - Priced to sell \*\*\* Town Centre location \*\*\* A traditional semi detached cottage  
\*\*\* 2 bedroomed accommodation with modern bathroom \*\*\* Newly re-decorated throughout \*\*\* Oil  
fired stove providing hot water and heating

\*\*\* Off set garden area laid to lawn with garden shed \*\*\* Communal parking to the front

\*\*\* Level walking distance to all Town amenities \*\*\* Tregaron lies at the foothills of the Cambrian  
Mountains \*\*\* The property suits 1st Time Buyers/retirement living or as an investment purchase



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4, Market Street, Aberaeron,  
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aberaeron@morgananddavies.co.uk



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

## LOCATION

The property is located in the centre of Tregaron occupying a convenient level location within walking distance of all amenities. The property is set within a small cul-de-sac which appears unadopted and services properties in Station Road and the two residential properties in Garden View.

## GENERAL DESCRIPTION

A semi detached period property likely to have been built originally of stone and slate in the Mid 19th Century and renovated and re-roofed. The property benefits from oil central heating and UPVC double glazing. The property is compact in nature and offers two bedrooms and shower room at first floor. Externally it benefits from a small off set garden.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

Accessed via a UPVC entrance door with Black and Red quarry tiled flooring, opening onto the Kitchen.

## REAR KITCHEN

With a range of fitted floor and wall cupboards with work surfaces over, full size oven with extractor hood over, sink unit, plumbing and space for washer/dryer, space for a standard size 600mm wide fridge freezer.



## RECEPTION ROOM

14'2" x 10'3". With oil stove with back boiler running domestic and central heating systems, fitted pine surround, radiator.



## FIRST FLOOR

### REAR LANDING

Approached via a staircase, radiator.



## BEDROOM 1

11'4" x 7'8". With built-in airing cupboard, copper cylinder and immersion heater.



## BEDROOM 2

11'9" x 8'8".



## SHOWER ROOM

5'6" x 5". With corner shower cubicle, radiator, wash hand basin, low flush w.c.



## EXTERNALLY

### OUTSIDE W.C.

With low level flush w.c.



### OFF SET GARDEN AREA

Being laid to lawn with mature hedge boundary.

PLEASE NOTE: The garden adjoins the neighbouring property and they do have a right of way to the side of the garden.



## GARDEN (SECOND IMAGE)



## GARDEN SHED

8' 0" x 6' 0" (2.44m x 1.83m). With electricity connected.

## PARKING AND DRIVEWAY

Communal front forecourt parking.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A conveniently positioned semi detached property. Town Centre location.

## 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.

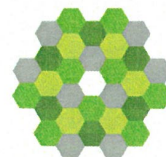
## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, oil fired heating via stove, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

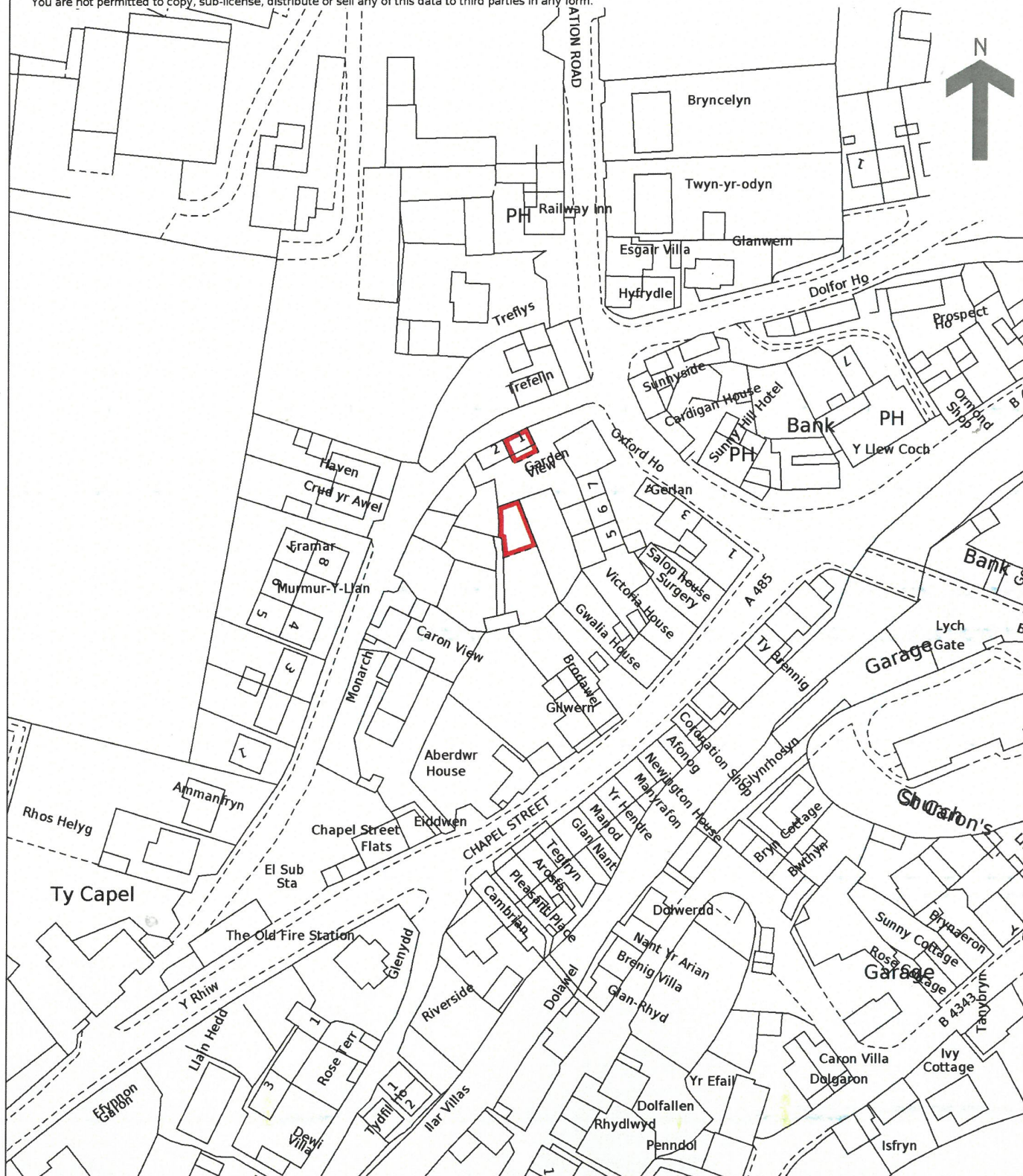


HM Land Registry  
Official copy of  
title plan

Title number **CYM604057**  
Ordnance Survey map reference **SN6759NE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



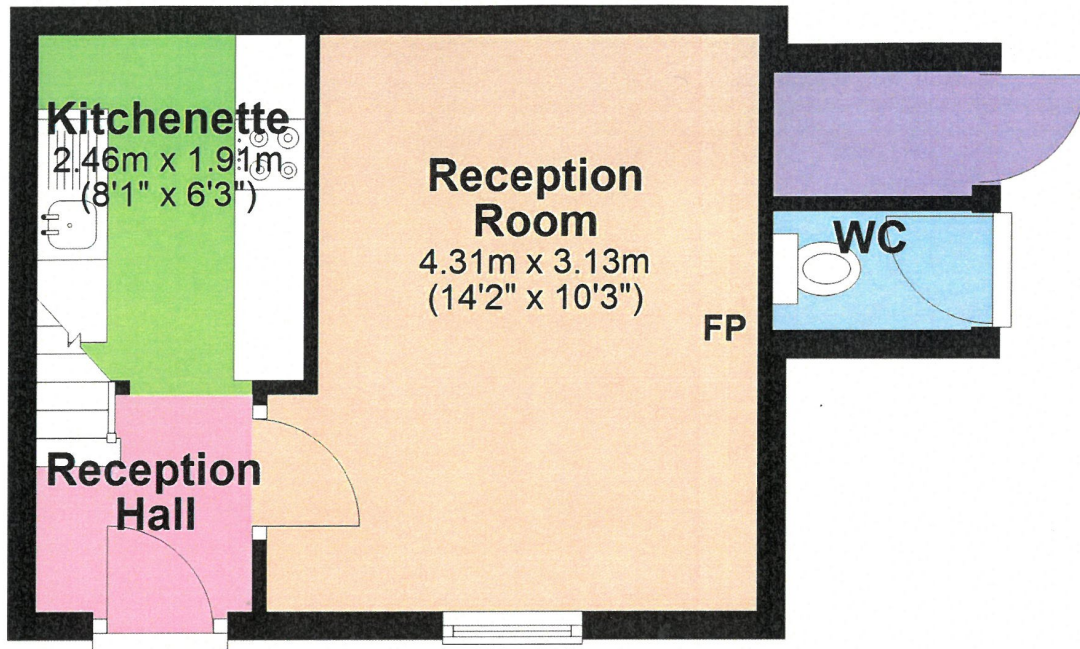
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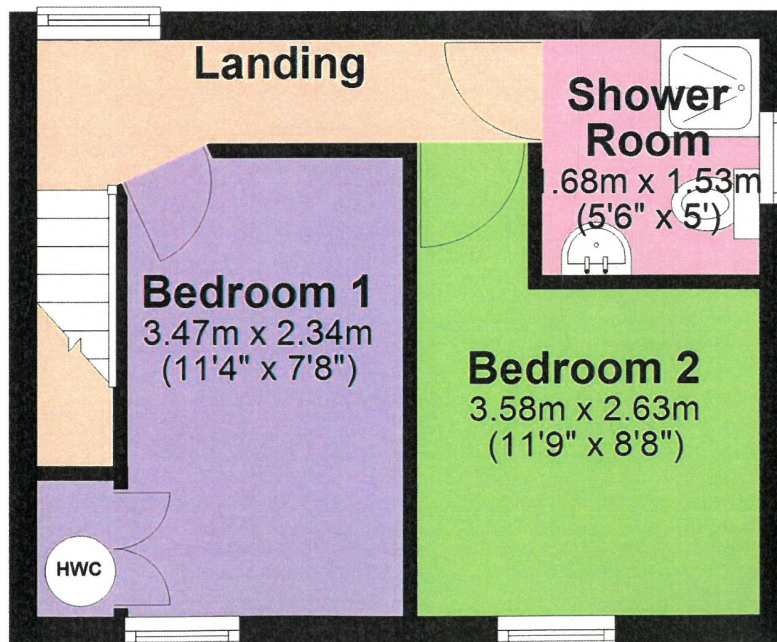
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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.**



## Ground Floor



## First Floor



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.

**1 Garden View, Station Road, Tregaron**

**Council Tax:** Band B

N/A

**Parking Types:** Communal.

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

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (42)

**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 towards Tregaron. Proceed into the centre of Tregaron. At the main square turn left for Aberystwyth. Continue for 100 yards and the driveway to 1 Garden View is located opposite Sunnyside.

**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>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		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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