

*An improvable 2 bedroomed end of terrace cottage within the popular Market Town of Tregaron,  
West Wales*



Dolwen, Pentre, Tregaron, Ceredigion. SY25 6NB.

**£100,000 Offers in Region of**

**REF: R/4186/LD**

\*\*\* No onward chain - Priced to sell \*\*\* End of terrace traditional cottage in a prominent centre of Town location  
 \*\*\* Deceptive 2 bedroomed accommodation - In need of general modernisation and updating  
 \*\*\* Oil fired Rayburn Range running the hot water and heating system \*\*\* Small enclosed courtyard garden area

\*\*\* Suiting 1st Time Buyers or Investment Purchasers \*\*\* Sought after Town location \*\*\* Short walk to all Town amenities as well as the renowned Talbot Hotel \*\*\* Nestled in the foothills of the Cambrian Mountains with a range of outdoor pursuits \*\*\* A rare find and the perfect getaway \*\*\* A cottage delight



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 in the upper reaches of the Teifi Valley, 12 miles North from the University Town of Lampeter, 18 miles from the Ceredigion Heritage Coastline at Aberaeron and 18 miles South from the University Town Coastal Resort and Administrative Centre of Aberystwyth.

## GENERAL DESCRIPTION

A well positioned yet improvable end of terrace cottage offering deceptive 2 bedroomed accommodation. The property is in need of modernisation. It benefits from oil fired Rayburn Range running the hot water and heating system.

To the rear of the property lies a small courtyard garden with a number of outhouses.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### LIVING ROOM

16' 4" x 14' 2" (4.98m x 4.32m). With front entrance door, staircase to the first floor accommodation with understairs storage cupboard, oil fired Rayburn running all domestic systems within the property.



## KITCHEN

9' 5" x 8' 6" (2.87m x 2.59m). With a stainless steel sink unit, electric cooker point and space, plumbing and space for automatic washing machine, radiator, UPVC rear entrance door.



## W.C./SHOWER ROOM

With low level flush w.c., pedestal wash hand basin, radiator, fitted shower unit (but no cubicle currently in place), wall heater.



## FIRST FLOOR

### LANDING

With airing cupboard with hot water cylinder and immersion.

**BEDROOM 2**

10' 5" x 7' 8" (3.17m x 2.34m).

**BEDROOM 1**

17' 8" x 7' 7" (5.38m x 2.31m).

**EXTERNALLY****REAR COURTYARD**

An enclosed rear courtyard benefiting from three outhouses and an oil tank.

**COURTYARD (SECOND IMAGE)****PLEASE NOTE**

The rear garden has a pedestrian right of way to the neighbouring property.

**FRONT OF PROPERTY****AGENT'S COMMENTS**

A well positioned centre of Town cottage in need of improvement but offers the perfect first home.

**TENURE AND POSSESSION**

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

**COUNCIL TAX**

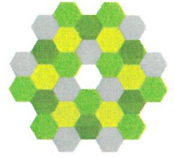
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'B'.

## **MONEY LAUNDERING REGULATIONS**

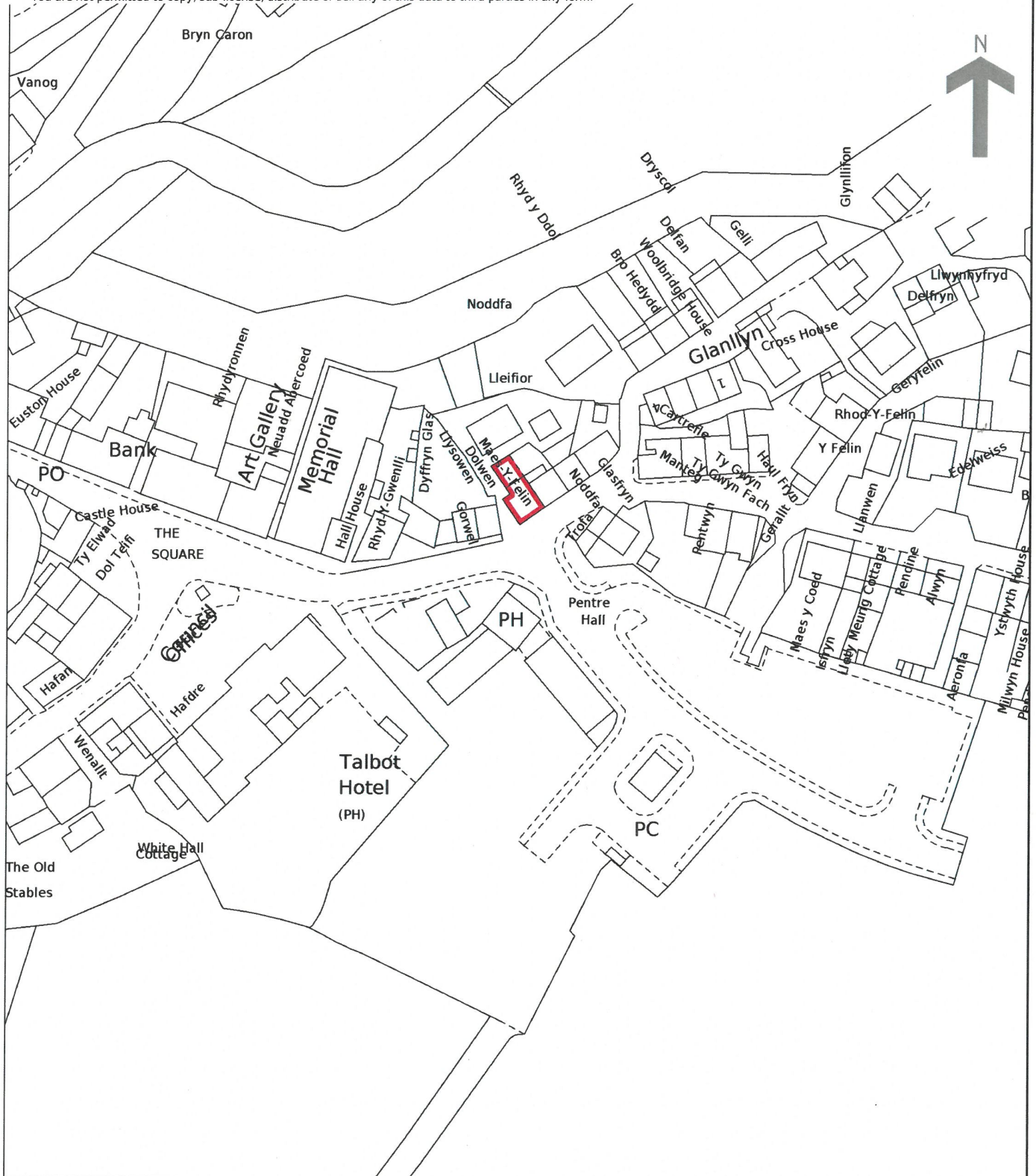
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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 Rayburn running all domestic systems within the property, double glazing.

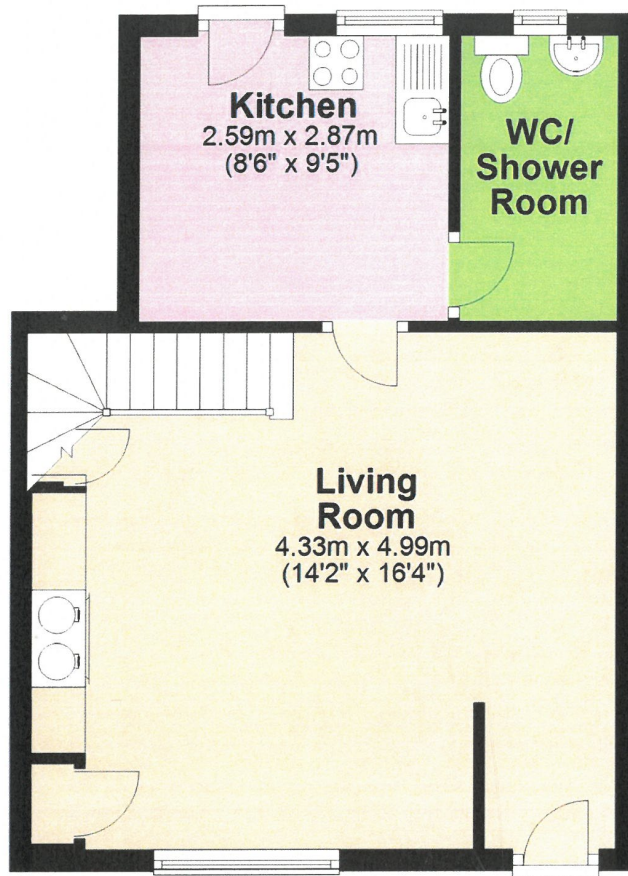


© Crown copyright and database rights 2013 Ordnance Survey AC0000851063.  
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



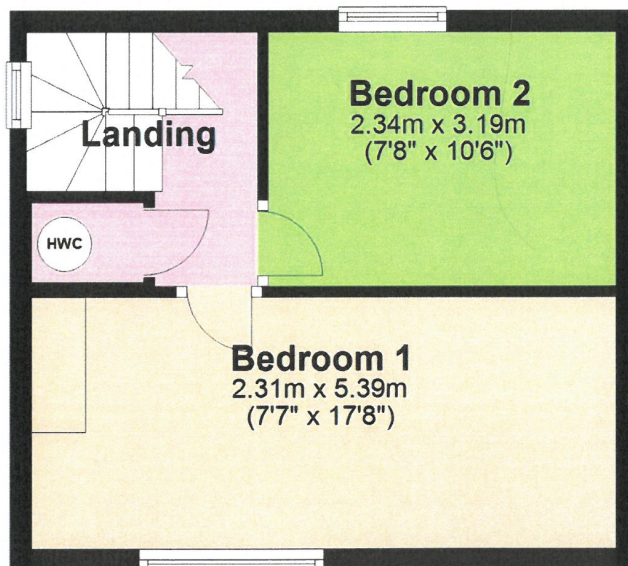
## Ground Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



## First Floor

Approx. 25.7 sq. metres (276.9 sq. feet)



**Total area: approx. 63.6 sq. metres (684.8 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

**Dolwen, Pentre, Tregaron**

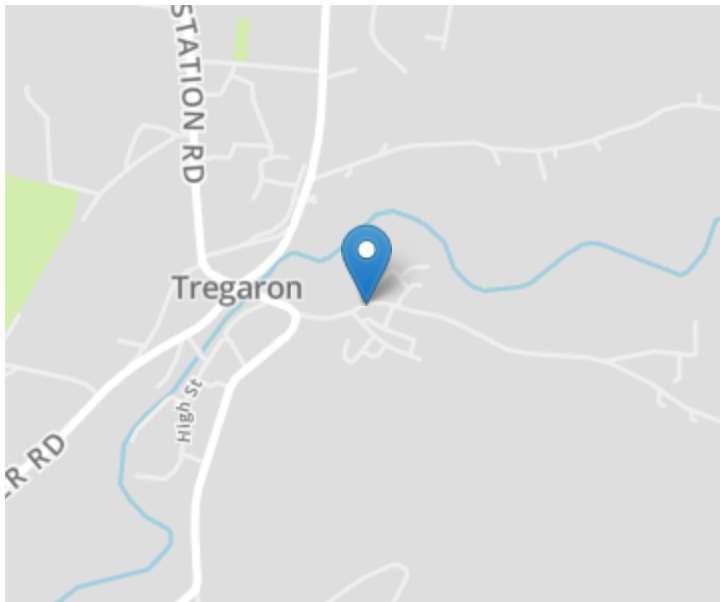
## Directions


From Lampeter take the A485 road North. Proceed to Tregaron. Once reaching Tregaron Square bear right over the bridge passing the Pot Office on the left hand side. Keep the Talbot Hotel on your right hand side. Take the Tregaron mountain road towards Abergwesyn. The property will be found on your left hand side opposite the entrance to the main Town Car Park, 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>27</b>	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<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>



Regulated by

**RICS**<sup>®</sup>