

*A well positioned 3 bedroomed detached bungalow in a convenient edge of Town location.  
Tregaron, West Wales*



**Maes Hendre, Rhydyfawnog, Tregaron, Ceredigion. SY25 6JQ.**

**£195,000 Offers Over**

**REF: R/4391/LD**

\*\*\* No onward chain \*\*\* Highly appealing detached bungalow \*\*\* Pleasantly positioned on a sought after development - Edge of Town location \*\*\* Spacious and well presented 3 bedroomed accommodation \*\*\* In need of general modernisation and updating \*\*\* Oil fired central heating, UPVC double glazing and Broadband available \*\*\* Perfect Family home or for retirement living

\*\*\* Detached garage \*\*\* Rear tool shed/workshop \*\*\* Mature private gardens laid to level lawn \*\*\* Backing onto open country fields \*\*\* Double access driveway with ample parking \*\*\* Car port \*\*\* Enjoying fantastic views over open countryside to the rear

\*\*\* Edge of popular Town location - Within a popular and prominent cul-de-sac \*\*\* A short walk to local Primary and Secondary Schoolings and all local Town amenities \*\*\* Viewings highly recommended



**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

The property is located within the sought after residential street of Rhydyfawnog located on the edge of the popular Market Town of Tregaron. Tregaron is located in the upper reaches of the Teifi Valley at the foothills of the Cambrian Mountains, within 16 miles from the Administrative Centre Coastal Resort and University Town of Aberystwyth and 11 miles from the University of Lampeter. The Town of Tregaron offers a wide range of amenities including Public House, Convenience Store, Doctors Surgery, Chemist, Senior and Junior Schooling, Garage, Petrol Station and Places of Worship. A wider range of amenities are available at Aberystwyth and Lampeter.

## GENERAL DESCRIPTION

A well positioned highly sought after detached bungalow offering 3 bedroomed accommodation, although in need of general modernisation and updating. The property benefits from oil fired central heating and double glazing.

It sits centrally within Rhydyfawnog cul-de-sac and benefits from a detached garage, level lawned rear garden and a double access driveway with a car port.

The property enjoys an edge of Town location yet within walking distance of all Town amenities.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

With UPVC full glazed side entrance door, access to loft space, store cupboard.

## KITCHEN



11' 9" x 8' 10" (3.58m x 2.69m). A fully fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric oven. plumbing and space for automatic washing machine, UPVC glazed door to side.

## LIVING ROOM



11' 8" x 15' 7" (3.56m x 4.75m). With electric fireplace and radiator.

## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Construction Type**

Timber Frame

**EPC Rating:** E (50)

**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





**BEDROOM 1**

13' 8" x 9' 8" (4.17m x 2.95m). With radiator.

**BATHROOM**

With a 3 piece suite comprising of a panelled bath, wash hand basin, low level flush w.c., extractor fan.

**BEDROOM 2**

9' 8" x 9' 8" (2.95m x 2.95m). With radiator and built-in cupboards.

**BEDROOM 3**

9' 7" x 7' 2" (2.92m x 2.18m). With radiator.

**EXTERNALLY****PARKING AND DRIVEWAY**

The property benefits from having two separate tarmacadamed driveways to either side of the property with ample parking.

**ATTACHED CAR PORT****DETACHED GARAGE**

16' 0" x 9' 0" (4.88m x 2.74m). Of block construction.



## POTTING SHED



8' 5" x 4' 7" (2.57m x 1.40m). Attached to the rear of the garage.

## GARDEN



A level lawned garden to the front and rear of the property with far reaching rural views. The garden to the rear is enclosed and private with an oil tank also to the rear.

## GARDEN (SECOND IMAGE)



## BOILER SHED

Housing the Worcester Oil fired central heating boiler running all domestic systems within the property.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## VIEWS TO REAR



## 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 is - 'E'.

## **MONEY LAUNDERING REGULATIONS**

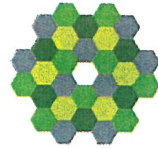
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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, 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 **CYM794598**  
Ordnance Survey map reference **SN6860SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



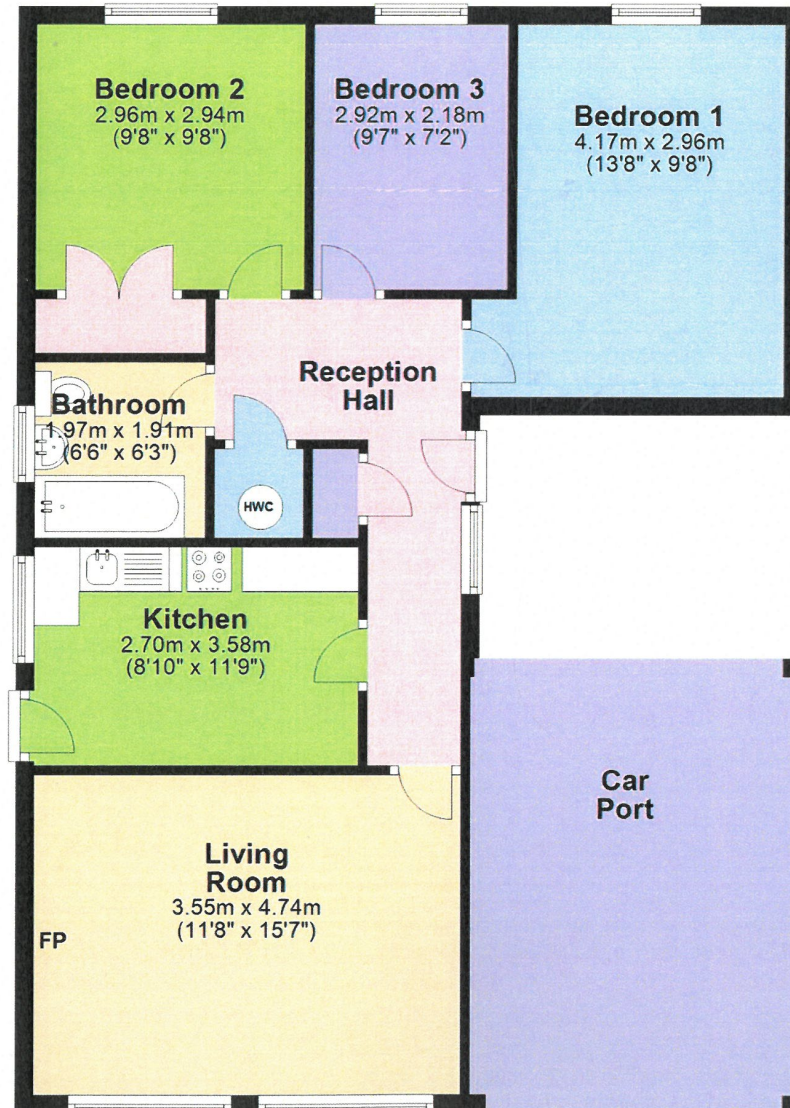
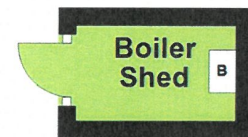
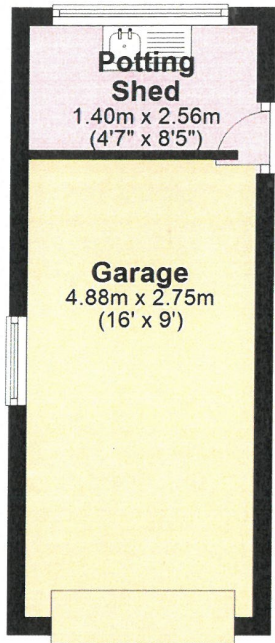
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## Ground Floor

Approx. 99.2 sq. metres (1067.9 sq. feet)



Total area: approx. 99.2 sq. metres (1067.9 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.

**Maes Hendre, Rhydyfawnog, Tregaron**



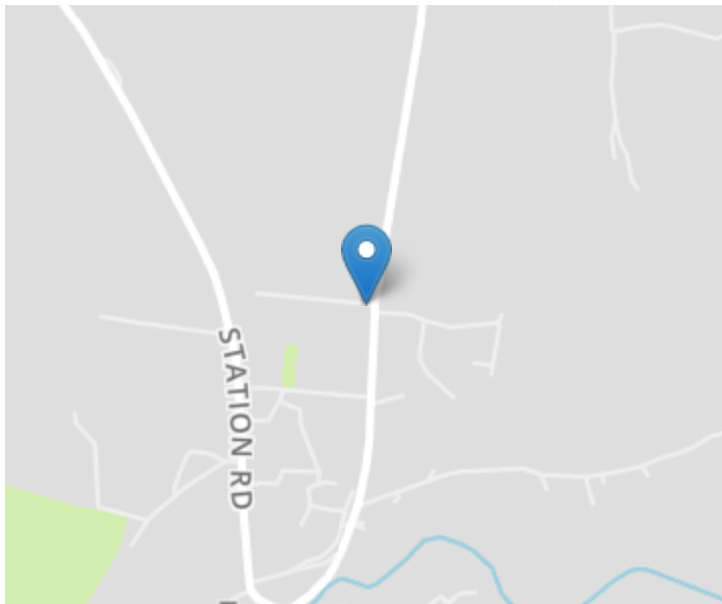
## Directions

From Tregaron take the Ponthydfendigaid road to the brow of the hill. Turn left at the last cul-de-sac and Maes Hendre will 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](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'.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</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>



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