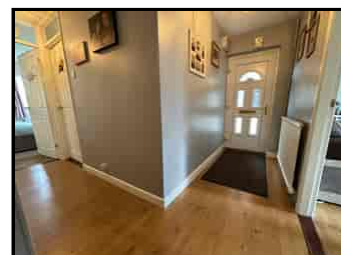


A desirable, nicely presented 3 bedroomed detached bungalow, in a sought after cul-de-sac, edge of Tregaron, West Wales



15 Pwllswyddog, Tregaron, Ceredigion. SY25 6JG.

£210,000

R/4162/LD

*** Desirable nicely presented detached bungalow *** Spacious and well appointed 3 bedroomed accommodation *** Popular and sought after residential cul-de-sac *** Edge of Tregaron within walking distance to all everyday amenities and Primary & Secondary schools *** Suiting a range of buyers from families to retirement living *** Adjoining garage with tarmacadamed driveway with parking for 4 vehicles *** South facing, terraced and recently landscaped rear garden with level lawned area, large patio, garden shed *** Backing onto open country fields with fine views to the rear *** Front garden laid to lawn with Laurel Beech hedge ***

*** Oil fired central heating, UPVC double glazing, Fibre Broadband connectivity - a must view property! ***



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Location

Tregaron is located at the foot of the Cambrian Mountains, close to the Cors Caron nature reserve of European importance. This historic market town offers a wide range of amenities including public houses, Hotel, Post Office, shop, banks, business, educational and leisure amenities.

Tregaron lies within 30 minutes of the Cardigan Bay coast and Aberystwyth and 12 miles north of the University town of Lampeter.

General

A nicely presented, sought after detached bungalow offering comfortable and spacious 3 bedroomed accommodation. The property benefits from oil fired central heating, double glazing and recently Fibre Broadband connection.

Externally, it has been landscaped and now offers a terraced rear garden with lawned area and large patio. In all, highly desirable and suiting a range of buyers.

The property , in particular offers the following accommodation:-

Front Entrance Porch

With access to the main accommodation and garage.

Reception Hall



via UPVC front entrance door. With built-in airing cupboard housing hot water cylinder with immersion heater, separate built-in store cupboard, access to loft space.

Living Room

17' 2" x 13' 2" (5.23m x 4.01m) with marble fireplace and matching hearth incorporating a cast iron multifuel stove, two radiators. 6' French doors opening onto rear garden area.



Kitchen

12' 7" x 10' 4" (3.84m x 3.15m) a fitted kitchen with a range of wall and floor units with worksurfaces over, single sink and drainer unit. Eye level double oven, 4 ring electric hob with extractor hood over. Picture windows to the rear garden. Radiator. Side entrance door.





Bathroom

7' x 6' 6" (2.13m x 1.98m) modern suite with panelled bath with shower over, vanity unit with wash hand basin, enclosed low level flush W.C., Spot lighting and extractor fan.



Bedroom 1

12' 6" x 9' 5" (3.81m x 2.87m) with built-in wardrobes, radiator.



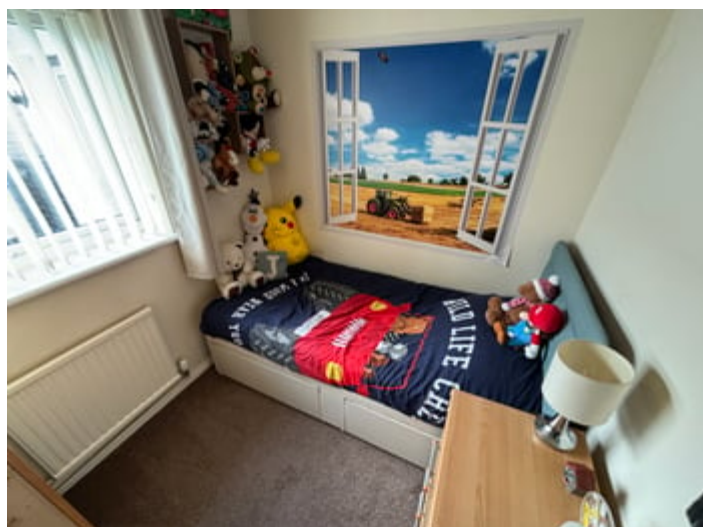
Bedroom 2



10' x 9' 6" (3.05m x 2.90m) with radiator.

Bedroom 3

8' x 6' 9" (2.44m x 2.06m) with radiator.



Attached Garage

17' 8" x 8' 4" (5.38m x 2.54m) with up-and-over door and rear service door.



EXTERNALLY

Garden Shed

10' 0" x 6' 0" (3.05m x 1.83m)

Garden

A particular feature of this highly appealing detached bungalow is its recently landscaped rear garden offering a level patio area, with steps leading onto gravelled and level lawned areas. Perfect for any family or for outdoor entertaining and dining. To the rear, it enjoys a beautiful backdrop over open country fields and providing a perfect vista point in those late Summer evenings.



Front Garden

The front garden is laid to lawn with recently planted Laurel hedge



Parking and Driveway

A tarmacadamed driveway with parking for up to 4 vehicles.



Front of Property



Rear of Property



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.

Agents Comments

A highly desirable and sought after property in an edge of village position.

Tenure and Possession

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

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

Services

Mains water, mains electricity, mains drainage. Oil-fired heating and double glazing. BT telecom connection and Fibre Broadband availability.

MATERIAL INFORMATION

Council Tax: Band D

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

Traditional

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

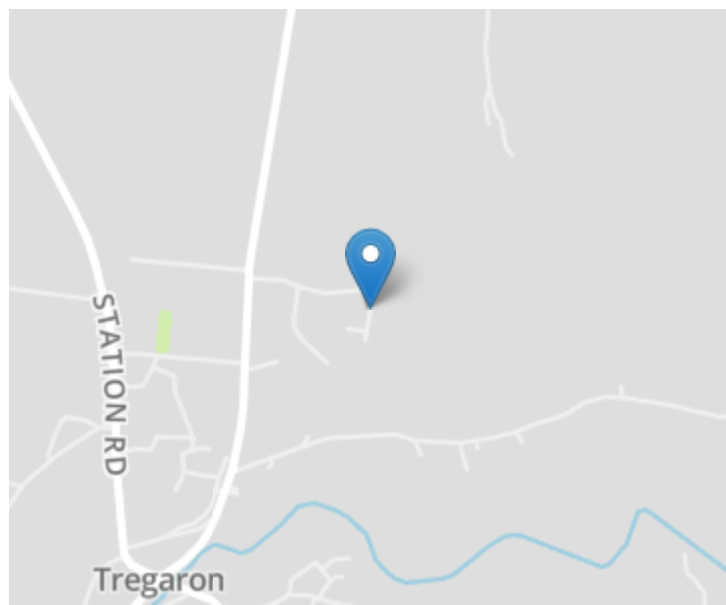
Any risk of coastal erosion? No

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 north to Tregaron. At Tregaron square proceed straight across towards Pontrhydfendigaid. Just before leaving the town of Tregaron, take the last cul-de-sac on the right.

Proceed into the cul-de-sac, proceeding straight on at the T junction, and at the bottom of the incline turn right. The property will be seen on the left as identified by the Agents 'For Sale' board.

VIEWINGS: 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'.

To keep up to date please visit our Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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