

A delightful link detached modern home offering 4 bedroomed, 2 bathroomed accommodation with fantastic views over the surrounding countryside and Cambrian Mountains. Tregaron, West Wales



34 Pwllswyddog, Tregaron, Ceredigion. SY25 6JG.

£240,000

REF: R/4854/LD

*** A delightful link detached modern home *** 4 bedroomed, 2 bathroomed accommodation *** Generous plot within a popular cul-de-sac *** Enjoying fantastic views over the surrounding countryside and towards the Cambrian Mountains *** Deceptively spacious and well maintained *** Welcome addition of a rear conservatory and the former garage - Now offering utility and storage area

*** Gated tarmacadamed double driveway with ample parking area *** Well stocked rear garden being private and enclosed with fantastic colour all year round *** Useful workshops, Summerhouse and studio *** Various patios and pathways

*** Providing the perfect Family home in a popular edge of Town location *** Desirable and sought after location - Within walking distance to all Town amenities *** At the foothills of the Cambrian Mountains *** A property deserving early viewing
- Contact us today



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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 the amenities of a nearby Town including Doctors Surgery, Primary and Secondary Schooling, Public Houses, Places of Worship, Eateries and Village Convenience Stores.

GENERAL DESCRIPTION

A highly desirable and deceptive Family home positioned within a popular cul-de-sac on the edge of the Market Town of Tregaron . The property offers comfortable 4 bedroomed, 2 bathroomed accommodation along with the welcome addition of a rear conservatory and former garage now offering a utility and storage area. The property benefits from UPVC double glazing, oil fired central heating and good Broadband connectivity.

To the rear lies a private well stocked garden with various outhouses. A particular feature of the property is its fantastic views over the surrounding countryside and heading towards the Cambrian Mountains. It enjoys ample parking to the front of the property with a double driveway and whilst also being within walking distance to all Town amenities.



THE ACCOMMODATION

The accommodation at present offers more particularly the following.

ENTRANCE PORCH

With UPVC double entrance door.

RECEPTION HALL

With radiator, staircase to the first floor accommodation.

LIVING ROOM

17' 3" x 11' 7" (5.26m x 3.53m). With large picture window overlooking the countryside and the Cambrian Mountains beyond, large radiator.



LIVING ROOM (SECOND IMAGE)



WET ROOM/SHOWER ROOM

With a vanity with a wash hand basin and enclosed w.c., walk-in shower facility, radiator.



BEDROOM 4/STUDY

12' 4" x 9' 0" (3.76m x 2.74m). With triple aspect windows, radiator. Suiting a ground floor bedroom for an extended Family or as a study/office.



DINING ROOM

9' 0" x 9' 0" (2.74m x 2.74m). With double French doors to the conservatory, open doorway to the kitchen.



CONSERVATORY

13' 9" x 10' 6" (4.19m x 3.20m). Of UPVC construction

under a tinted poly carbonate roof, door opening onto the rear garden area.



KITCHEN

12' 0" x 7' 8" (3.66m x 2.34m). A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit with a mixer tap, built-in pantry cupboard/understairs cupboard, Leisure Gourmet Classic electric oven, plumbing and space for automatic washing machine and undercounter fridge or freezer, picture window over the rear garden, side entrance door to the former car port.



KITCHEN (SECOND IMAGE)**FIRST FLOOR****LANDING**

With access to the boarded and double insulated loft, single airing cupboard and separate double linen cupboard, storage cupboard/spare wardrobe.

**BEDROOM 1**

12' 2" x 10' 0" (3.71m x 3.05m). With double built-in wardrobes, panoramic views to the front over the Cambrian Mountains.

**BEDROOM 2**

10' 0" x 9' 0" (3.05m x 2.74m). Overlooking the rear garden, triple built-in wardrobes.

**BEDROOM 3**

9' 4" x 7' 0" (2.84m x 2.13m). With fine views over the Cambrian Mountains, radiator.

**BATHROOM**

Having a White 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, radiator,

wooden flooring.



EXTERNALLY

FORMER CAR PORT (NOW BOOT ROOM)

8' 6" x 10' 0" (2.59m x 3.05m). With concrete floor.



FORMER GARAGE (USEFUL UTILITY BUILDING)

16' 8" x 8' 6" (5.08m x 2.59m). Originally built as the garage but now sub divided to a storage area and an external utility with stainless steel sink, plumbing and space for automatic washing machine, space for fridge/freezer and tumble dryer, housing the Worcester oil fired central heating boiler.



USEFUL OUTBUILDINGS

With electricity connected to all buildings. Comprising of:-

SUMMERHOUSE/STUDIO

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



GARDEN SHED

10' 0" x 8' 0" (3.05m x 2.44m).



CABIN

10' 0" x 10' 0" (3.05m x 3.05m).

**GARDEN (SECOND IMAGE)****GARDEN (THIRD IMAGE)****WORKSHOP**

16' 0" x 10' 0" (4.88m x 3.05m).

GARDEN

A particular feature of this delightful edge of Town property is its larger than average garden area being private and not overlooked. The garden has been carefully landscaped by the current Owners and now provides a haven for local Wildlife and provides colour and interest throughout all Seasons. The property enjoys pockets of gravelled areas and pathways and ample patio areas. It also enjoys two large pergolas for outdoor entertaining and dining.

**PERGOLA**

OUTDOOR DINING AREA



VIEW FROM GARDEN



VIEWS

The property enjoys mesmerising views from the rear of the property and from the property itself overlooking the surrounding countryside and the Cambrian Mountains beyond.



PARKING AND DRIVEWAY

The property has a gated parking area.



DRIVEWAY (SECOND IMAGE)



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A most delightful edge of Town property suiting Family accommodation.

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

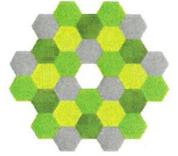
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

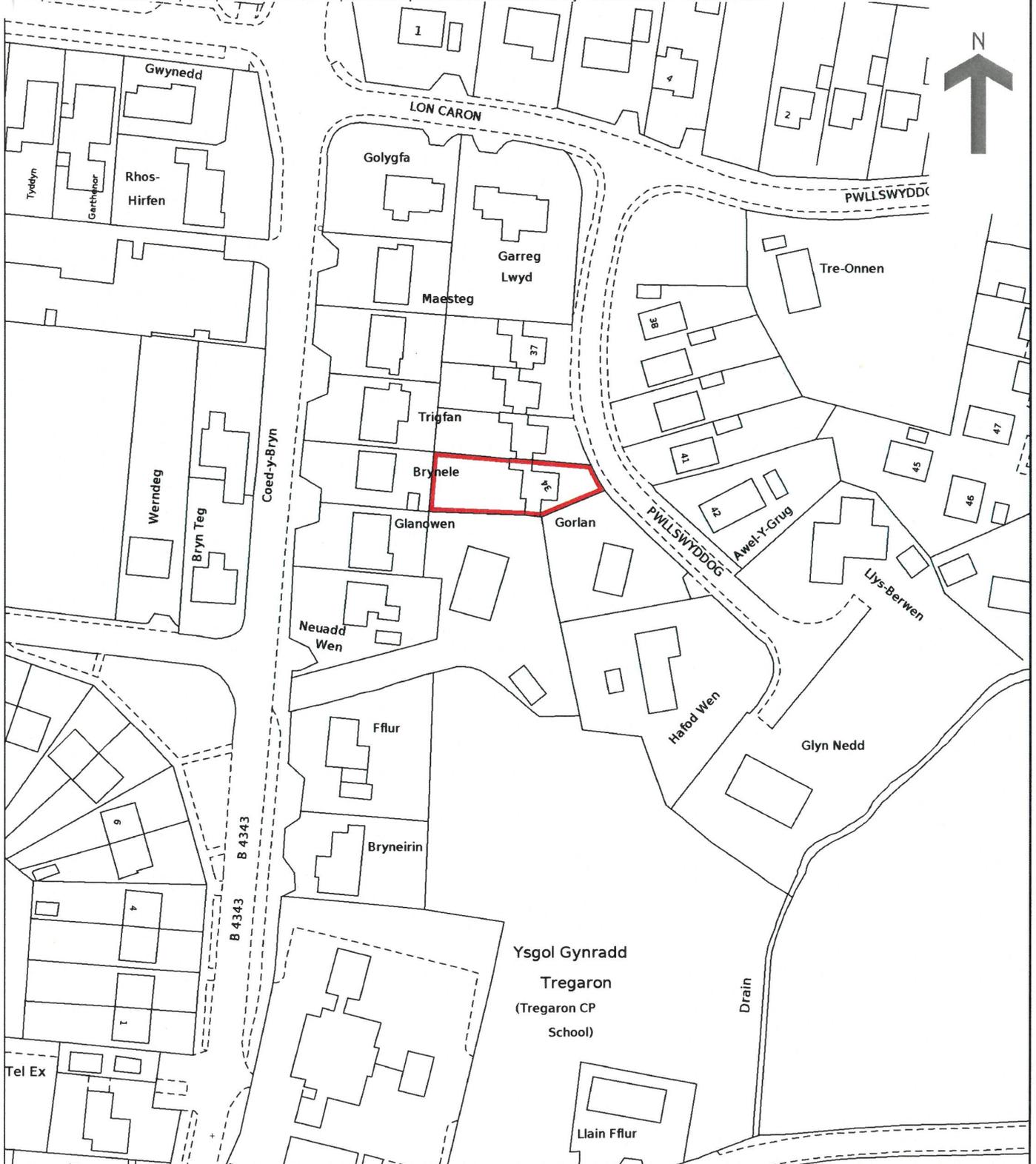
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry
Official copy of
title plan

Title number **CYM28495**
Ordnance Survey map reference **SN6860SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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Council Tax: Band D

N/A

Parking Types: None.

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: D (63)

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 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 next right hand turning and the property 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

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(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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