

*A modern and newly refurbished detached 3 bedroomed Family residence with garage, front and rear garden and great views. Tregaron, West Wales*



Maesgwyn, 6 Pwllswyddog, Tregaron, Ceredigion. SY25 6JG.

**£275,000**

**REF: R/5100/LD**

\*\*\* A modern and newly refurbished 3 bedroomed detached Family residence \*\*\* Stylish fitted kitchen and bathroom suites \*\*\* Newly upgraded oil fired central heating, double glazing and good Broadband connectivity

\*\*\* Delightful low maintenance front and rear lawned garden \*\*\* Large slate patio \*\*\* Raised bed and greenhouse \*\*\* Useful garage (17'2" x 8'4") and car port \*\*\* Concreted/gravelled driveway with parking for 2/3 vehicles

\*\*\* Situated on a select development and backing onto open fields enjoying views over the Cambrian Mountains  
\*\*\* Located on the edge of the Market Town of Tregaron \*\*\* Easy commuting distance to the larger Towns of Aberystwyth and Lampeter \*\*\* A Family home - Ready to move into



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## LOCATION

Tregaron is located in the upper reaches of the Teifi Valley at the foothills of the Cambrian Mountains, within 16 miles from the University Town Coastal Resort and Administrative Centre of Aberystwyth and 11 miles North from the University Town of Lampeter. The Market Town of Tregaron offers a wide range of amenities including Public Houses, Convenience Store, Newsagent, Hotel, Primary and Secondary Schooling, Leisure Centre, Garage, Places of Worship, Doctors Surgery and Chemist. A wider range of amenities is available in Aberystwyth and Lampeter.

## GENERAL DESCRIPTION

A modern and newly refurbished detached Family home offering spacious 3 bedroomed accommodation with a stylish fitted kitchen and bathroom. The property sits within a select development in Pwllswyddog with a fine front and rear garden being low maintenance and laid to lawn with a large slate patio area.

To the side of the property lies a detached garage with car port and a concreted driveway with parking for 2/3 vehicles.

The property benefits from all main service provisions, newly upgraded oil fired central heating, double glazing and good Broadband connectivity.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### FRONT PORCH

With UPVC front entrance door.

## RECEPTION HALL

With wood effect laminate flooring, radiator, staircase to the first floor accommodation.



## CLOAKROOM

Recently refurbished with a low level flush w.c., vanity unit with a rectangular wash hand basin with mixer tap, housing the Worcester oil fired central heating boiler, tiled flooring.



## KITCHEN

10' 6" x 9' 0" (3.20m x 2.74m). A modern recently fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, integrated electric oven, 4 ring hob, plumbing and space for dishwasher and washing machine, UPVC side entrance door, picture window to the rear enjoying views over the garden.



**KITCHEN (SECOND IMAGE)**



## DINING ROOM

10' 5" x 9' 9" (3.17m x 2.97m). With radiator, UPVC patio doors opening onto the slate patio area, wood effect laminate flooring.



## LIVING ROOM

15' 11" x 11' 4" (4.85m x 3.45m). A spacious Family room with radiator, large picture window to the front, door through to the Dining Room.



**LIVING ROOM (SECOND IMAGE)**



## FIRST FLOOR

### LANDING

Having an airing cupboard housing the upgraded hot water tank and immersion.

### FRONT BEDROOM 3

10' 7" x 7' 1" (3.23m x 2.16m). With built-in wardrobes, radiator, views to the front enjoying views over the garden and the countryside beyond.



### FRONT BEDROOM 2

13' 8" x 8' 8" (4.17m x 2.64m). With radiator, built-in wardrobes, views to the front enjoying views over the garden and the countryside beyond.



### REAR BEDROOM 1

12' 0" x 12' 0" (3.66m x 3.66m). With built-in wardrobes, radiator, large picture window overlooking the landscaped rear garden and the open fields beyond.



### FAMILY BATHROOM

A modern and stylish bathroom comprising of a traditional 4 piece suite with a panelled bath, corner shower cubicle, low level flush w.c., pedestal wash hand basin, heated towel rail, spot lighting, range of vanity units.



**BATHROOM (SECOND IMAGE)****EXTERNALLY****DETACHED GARAGE AND CAR PORT**

17' 2" x 8' 4" (5.23m x 2.54m). With concreted flooring, double entrance door, electricity connected.

**CAR PORT****SUMMERHOUSE****GREENHOUSE**

With raised beds.

**GARDEN**

A particular feature of this delightful Family residence is its larger than average plot with a delightful front and rear garden area. The garden is private and not overlooked.

**FRONT GARDEN**

To the front of the property lies a lawned garden area with mature hedge rows and flower borders.



## REAR GARDEN

The rear garden is terraced with a large slate patio area, low walls, with steps leading onto the level lawn, again being private and not overlooked, and backing onto open country fields. The garden offers a haven for local Wildlife and provides colour and interest through out all Seasons.



REAR GARDEN (SECOND IMAGE)



REAR GARDEN (THIRD IMAGE)



## PARKING AND DRIVEWAY

A concreted/gravelled parking area with parking for 2/3 vehicles.

## VIEWS

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



FRONT OF PROPERTY



REAR OF PROPERTY



## AGENT'S COMMENTS

An attractive Family residence in a popular location with nice views.

## 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**

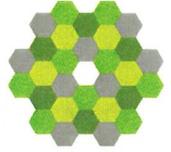
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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, newly upgraded 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 **CYM206279**  
Ordnance Survey map reference **SN6860SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



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MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Garage. Private.

**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 (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

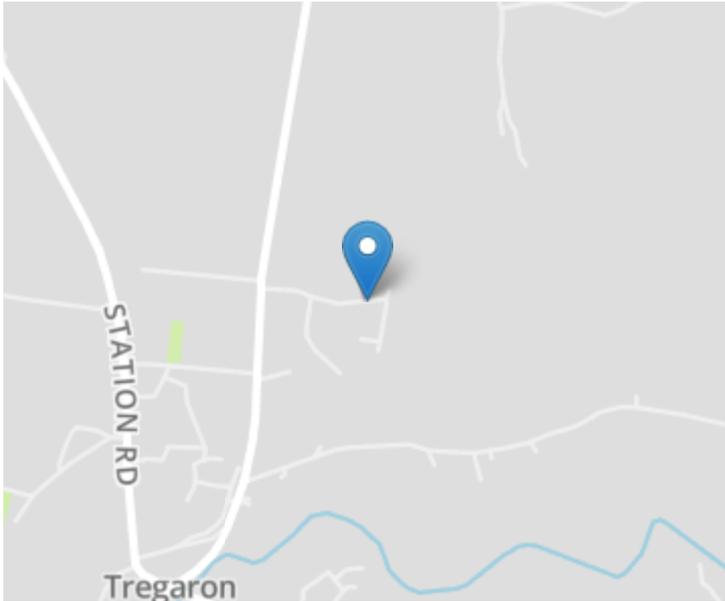
**Is the property listed?** No

**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



### Directions

From Lampeter take the A485 road to Tregaron. Once reaching Tregaron head onto the B4343 towards Ponrhydfendigaid. On leaving the Town Pwllswyddog Development will be on your right hand side. Proceed for approximately 150 yards into the cul-de-sac and the property will be on your left 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 |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         | 100       |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 50                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

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

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