MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A high end 3 bedroomed first floor Apartment. Tregaron Town Centre, West Wales









Apartment at Ty Dyfed, The Square, Tregaron, Ceredigion. SY25 6JL.

£160,000

REF: R/5260/LD

*** No onward chain *** Leasehold - 999 Year Term ***High quality 3 bedroomed first floor Apartment *** Spacious and well presented accommodation *** Character features combined with modern comforts *** Attractive former Bank conversion *** Generous living accommodation throughout *** Stylish kitchen and bathroom fittings *** Rear walled garden area

*** Ideal Owner/Occupier investment or holiday let opportunity *** An appealing and distinctive property with excellent character *** Ready for immediate occupation

*** Town Centre location with amenities on your doorstep *** Picturesque riverside setting and outlook

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LOCATION

Tregaron is located within the heart of the Teifi Valley at the foot of the Cambrian Mountains, 10 miles North from the University Town of Lampeter and 6 miles South from the University Town Coastal Resort and Administrative Centre of Aberystwyth.

GENERAL DESCRIPTION

A highly appealing and characterful 3 bedroomed first floor Apartment forming part of an impressive former Bank building enjoying a prime Town Centre position overlooking the picturesque Brennig River.

The property offers spacious and well presented accommodation combining attractive and original character with modern da comforts creating a stylish and comfortable home with broad appeal and benefiting from generous living space, quality kitchen and bathroom fitting together with excellent natural light throughout. The Apartment ideally suits Owner/Occupiers, investment or holiday letting purposes.

Externally the property also enjoys the benefit of a rear walled garden area whilst being conveniently positioned within walking distance to everyday amenities, Cafes, Shops and local services.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

SPACIOUS RECEPTION HALL

With entrance door, Oak flooring, airing cupboard housing the hot water cylinder and immersion.



KITCHEN

13' 0" x 10' 6" (3.96m x 3.20m). With a Bespoke Oak fitted kitchen with a beautiful range of wall and floor units with granite work surfaces over and Belfast sink with mixer tap, integrated fridge and freezer, integrated Samsung oven and grill with 4 ring hob and extractor hood over, double aspect windows enjoying views over the river, radiator, tiled flooring, large pantry cupboard, electric heater.



KITCHEN (SECOND IMAGE)



LIVING ROOM

24' 6" x 11' 1" (7.47m x 3.38m). With three windows to the front and one side window overlooking the river, large free standing multi fuel stove with exposed flue, electric heater.



LIVING ROOM (SECOND IMAGE)



BEDROOM 1

10' 8" x 10' 2" (3.25m x 3.10m). With electric heater.



BEDROOM 3

11' 8" x 6' 7" (3.56m x 2.01m). With electric heater.



BATHROOM

A stylish and contemporary style suite comprising of a free standing bath with central water fall tap and shower attachment, walk-in shower with a rainfall shower head and pebbled floor, double drawer vanity unit with ceramic wash hand basin, low level flush w.c., spot lighting.



BEDROOM 2

10' 4" x 9' 9" (3.15m x 2.97m). With electric heater, enjoying views over the rear garden and river.



EXTERNALLY

GARDEN

The rear of the property is accessed via the locked archway leading down to the rear unit along with an enclosed garden area laid to concrete and offering great outdoor space and overlooking the River Brennig. This is a perfect addition to the property.



GARDEN (SECOND IMAGE)



FRONT OF PROPERTY



REAR OF PROPERTY



VIEWS OVER RIVER BRENNIG



RIVER BRENNIG



TENURE AND POSSESSION

We are informed the property is of Leasehold Tenure with a 999 year lease.

COUNCIL TAX

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

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

MONEY LAUNDERING REGULATIONS

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

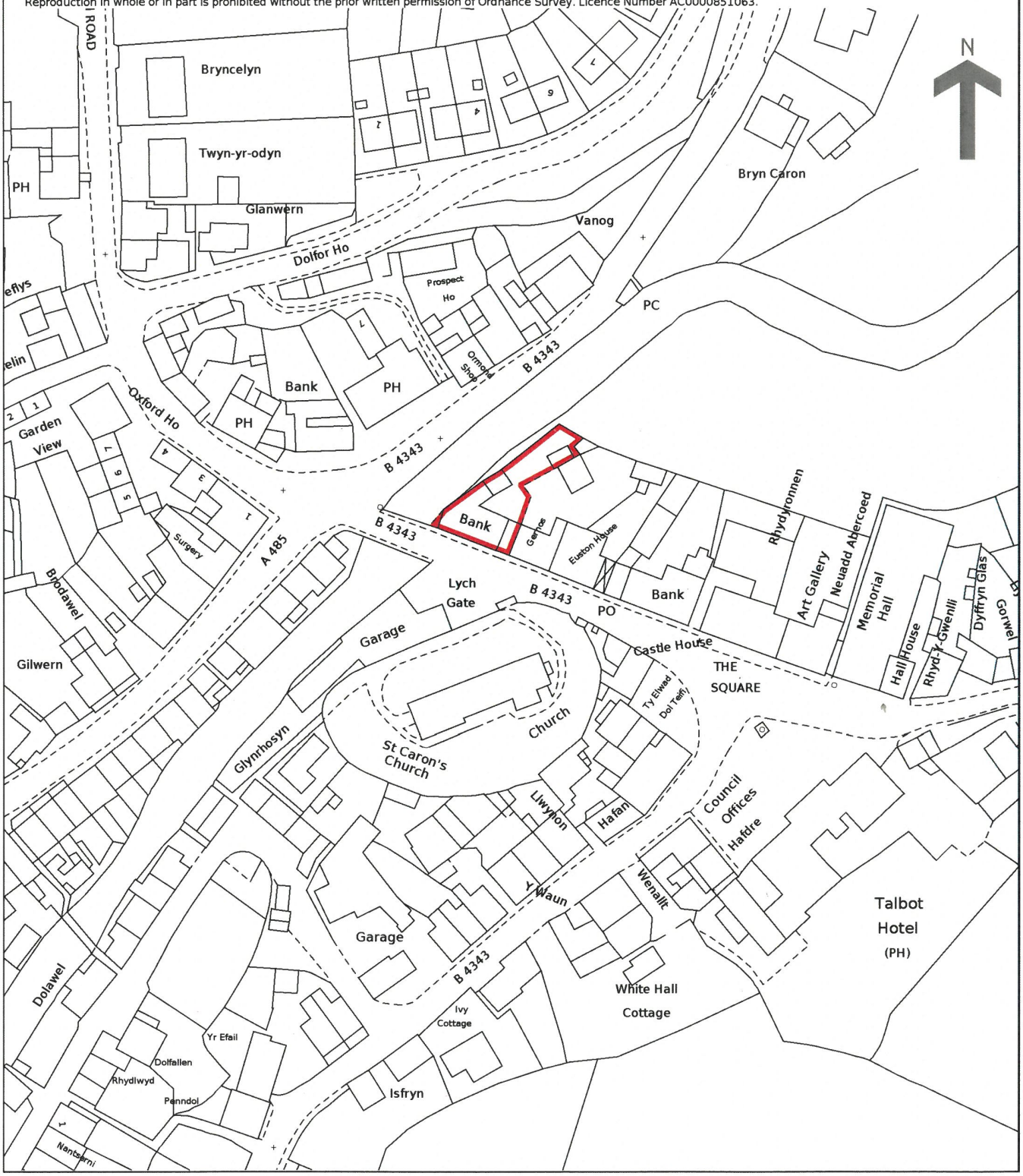
Services

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

HM Land Registry
Official copy of title plan

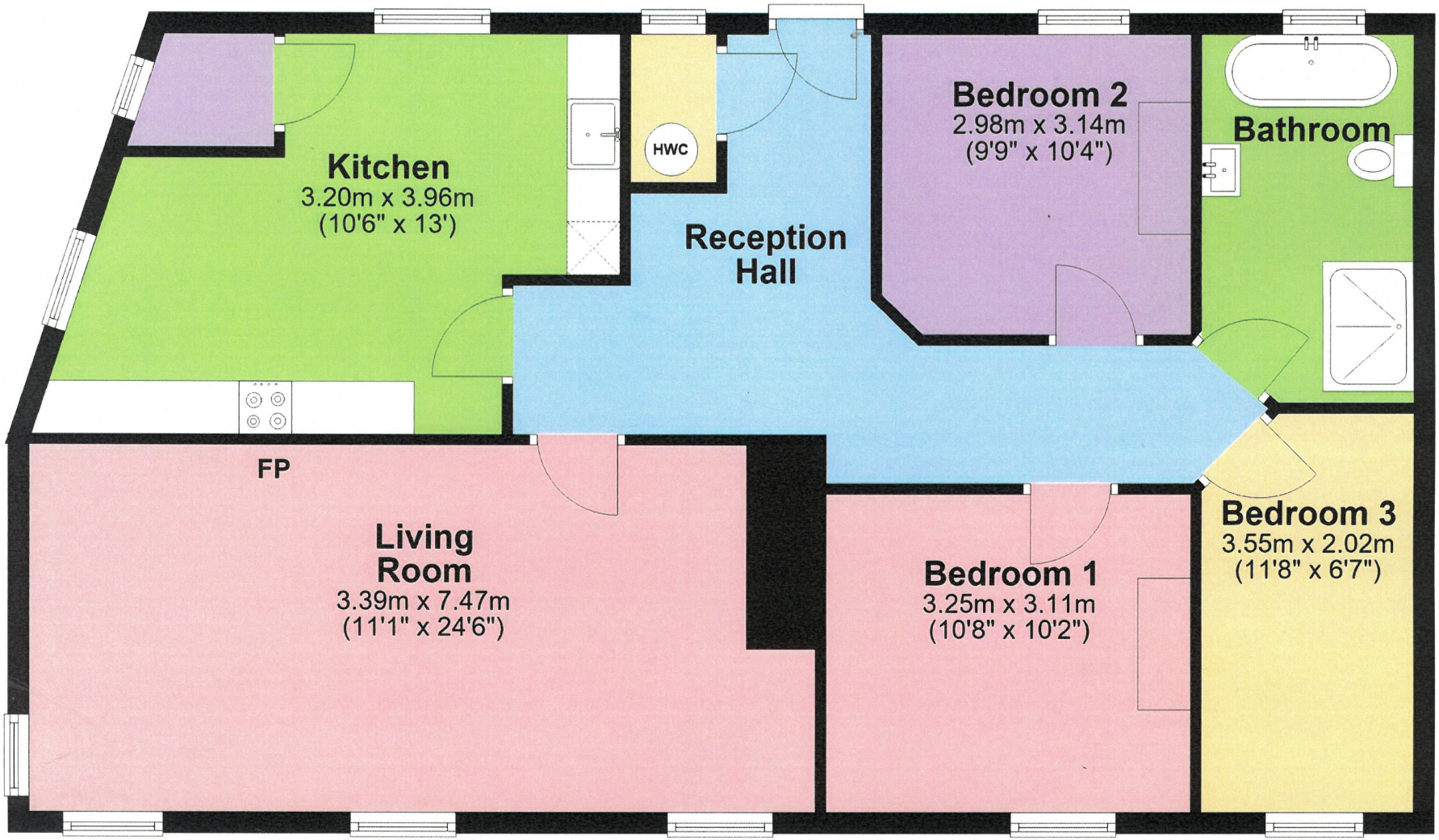
Title number **CYM413358**
Ordnance Survey map reference **SN6859NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**

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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Ground Floor



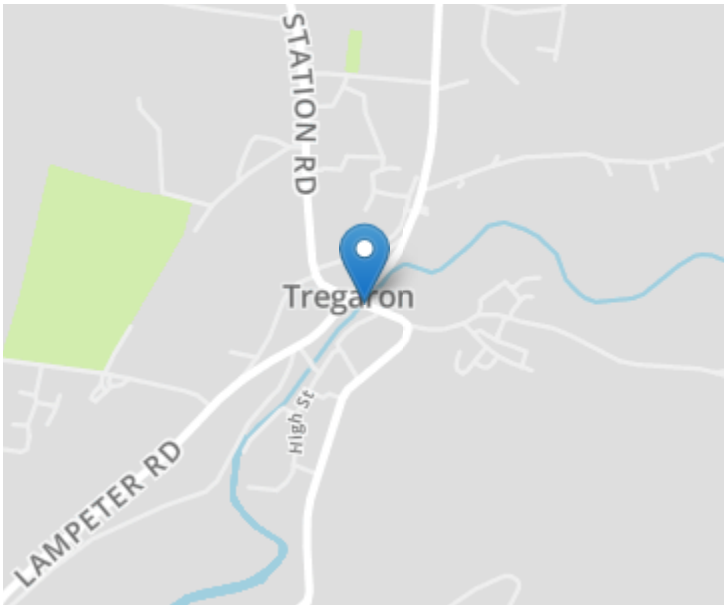
Total area: approx. 94.2 sq. metres (1014.2 sq. feet)

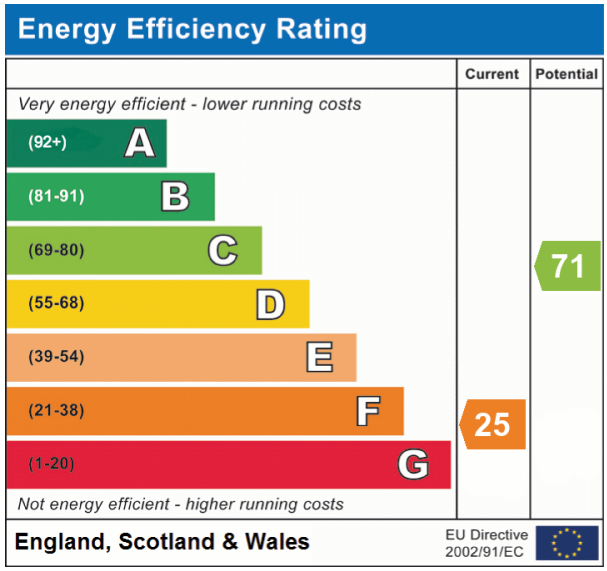
The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Council Tax:
N/A
Parking Types: No Parking Available.
Heating Sources: Electric.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: F (25)
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

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Directions

The property is located just after the bridge on the main thoroughfare from Lampeter entering Tregaron Square, 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 properties are available to view on our Website – www.morgananddavies.co.uk. Also 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 Website, Facebook and Instagram Pages

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

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