MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A spacious detached Village home offering flexible Family living with garage, garden and parking.
Llangeitho, West Wales









Troedrhiw, Llangeitho, Tregaron, Ceredigion. SY25 6SU.

£239,950

REF: R/5377/LD

*** No onward chain *** An attractive 3/4 bedroomed detached Family residence *** Spacious and versatile accommodation throughout *** Modern living spaces ideal for Family life *** Oil fired central heating and UPVC double glazing

*** Detached garage with gated private driveway *** Low maintenance enclosed rear courtyard *** Raised patio with attractive pergola ideal for outdoor entertaining *** Lawned garden with mature hedge boundaries

*** Located in the heart of the sought after Village of Llangeitho *** Walking distance to the Village Shop, Cafe, Public House, Village Hall and Places of Worship *** Enjoying a desirable position within the picturesque Aeron Valley *** Convenient to Lampeter, Tregaron and the Cardigan Bay Coastline *** A wonderful home for Families, Couples or those seeking a thriving Village Community *** Viewing is highly recommended

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LOCATION

Attractively positioned in a pretty Village setting in the Aeron Valley Village of Llangeitho which provides a good range of local facilities including Shop, Primary School, Public House and Places of Worship, some 3 miles from the upper Teifi Valley Market Town of Tregaron nestling in the foothills of the Cambrian Mountains, some 7 miles from the University Town of Lampeter offering a comprehensive range of shopping and schooling facilities, and within easy travelling distance to the Ceredigion Heritage Coastline at Aberaeron and the University Town Coastal Resort and Administrative Centre of Aberystwyth, to the North.

GENERAL DESCRIPTION

An excellent opportunity to acquire a spacious and versatile detached Village residence perfectly positioned in the heart of the highly regarded Village of Llangeitho. Offering generous and adaptable 3/4 bedroomed accommodation the property has been designed to suit the demands of modern Family living with well proportioned reception rooms, comfortable bedrooms and flexible space to accommodate a home office, playroom or additional bedroom if required.

The property combines practical features such as oil fired central heating, UPVC double glazing, a detached garage and gated driveway with attractive outside space creating a home that is equally suited to everyday Family life and entertaining.

Situated within easy walking distance of the Village's excellent range of amenities, whilst surrounded by the beautiful countryside of the Aeron Valley, this is an increasingly rare opportunity to enjoy the best of Village living in one of Ceredigion's most sought after Communities. Early viewing is strongly recommended.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door, tiled effect wooden flooring, staircase to the first floor accommodation.

LIVING ROOM

14' 6" x 11' 2" (4.42m x 3.40m). With Oak flooring, radiator.



GROUND FLOOR BEDROOM 4/SITTING ROOM

14' 8" x 7' 8" (4.47m x 2.34m). With radiator.

KITCHEN

15' 2" x 10' 2" (4.62m x 3.10m). A modern fitted Kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric oven, 4 ring hob, plumbing and space for automatic washing machine and tumble dryer, Worcester oil fired central heating boiler, rear entrance door, spot lighting, access to the loft space, tiled wood effect flooring.



FIRST FLOOR

LANDING

Access to the loft space.

BEDROOM 1

16' 4" x 10' 1" (4.98m x 3.07m). With radiator.



BATHROOM

Having a modern 3 piece suite comprising of a panelled bath with Mira shower over, low level flush w.c., pedestal wash hand basin, tiled walls, extractor fan.



BEDROOM 2

11' 2" x 10' 9" (3.40m x 3.28m). With radiator.



BEDROOM 3

8' 1" x 6' 8" (2.46m x 2.03m). With radiator.



EXTERNALLY

GARAGE

18' 0" x 10' 0" (5.49m x 3.05m). With an up and over door, electricity connected.



LEAN-TO W.C.

With low level flush w.c., wash hand basin.

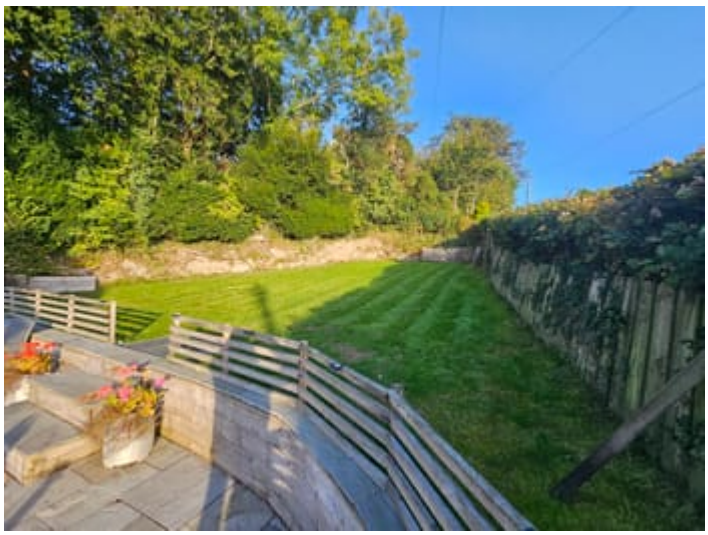
GARDEN

Outside the property offers a thoughtfully arranged and easily maintained garden ideal for both relaxing and entertaining. A raised patio with an attractive pergola provides a wonderful space for al- fresco dining or enjoying the afternoon and evening sunshine whilst the enclosed rear courtyard requires minimal upkeep.

Beyond the lawned garden is bordered by mature hedging creating an attractive and private setting for Children, Pets or keen Gardeners alike. A detached garage and gated driveway complete this appealing Family home providing excellent parking and useful storage.



GARDEN (SECOND IMAGE)



PATIO AREA



PARKING AND DRIVEWAY



The property has a gated and concreted private driveway.

AGENT'S COMMENTS

Offering generous Family accommodation, excellent Village amenities and a wonderful lifestyle setting this is a home not to be missed.

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 - 'D'.

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.

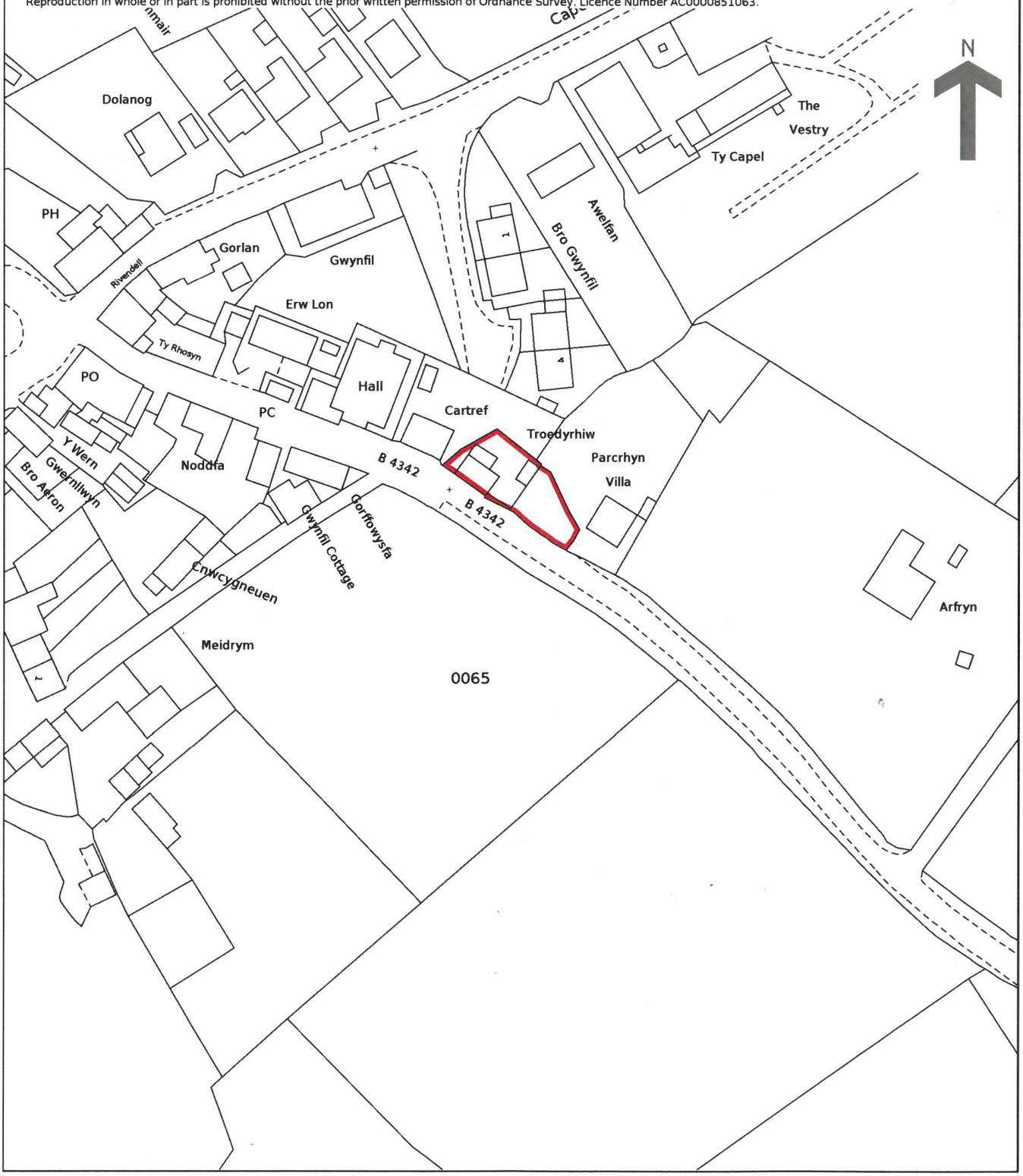
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, 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 **CYM266457**
Ordnance Survey map reference **SN6259NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**

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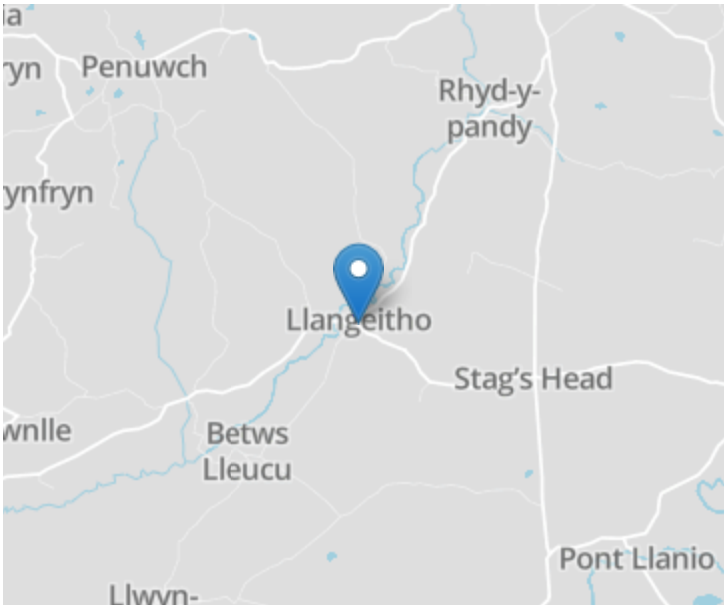


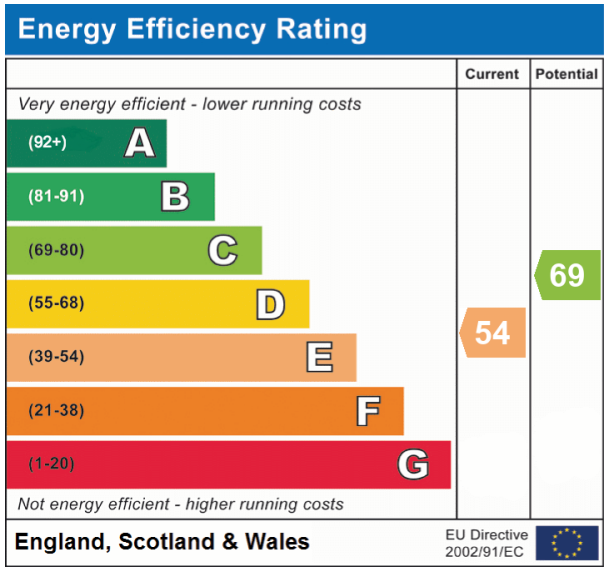
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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Council Tax: Band D
N/A
Parking Types: Driveway. Gated. 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 (54)
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

From Lampeter take the A485 Tregaron roadway. Continue through the Villages of Llangybi and Olmarch, taking the next left hand turning in Llanio signposted Llangeitho. Continue to Stags Head crossroads turning left again. Continue down the hill. On entering Llangeitho the property can be found on the right hand side before entering the Village and being the fourth house on the right before the Village Hall.

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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