MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A desirable, 3 bedroomed detached bungalow set in generous corner plot in a sought after cul-de-sac, edge of Tregaron , West Wales









17 Pwllswyddog, Tregaron, Ceredigion. SY25 6HF.

£225,000

R/5416/LD

*** NO ONWARD CHAIN *** A desirable, well positioned detached bungalow set in a spacious corner plot with larger than average garden for the estate *** 3 bedroomed accommodation *** Popular and sought after residential cul-de-sac *** Oil fired central heating, solar panels and double glazing *** Useful integral garage with loft over ***

*** Edge of Tregaron within walking distance of all every day amenities and Primary /Secondary Schools *** Gated driveway with ample parking and turning space for several vehicles *** Delightful and mature gardens with range of shrubs, trees and fruit trees - polytunnel and greenhouse *** Rear covered decking area backing onto open countryside with fine views to the rear *** A must view bungalow !!

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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 House, Hotel, Convenience store, Cafes, Post Office. Shops and educational and leisure facilities.

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

GENERAL

A well positioned detached bungalow set in a sought after corner plot. The property consists of 3 bedroomed accommodation along with oil fired central heating, solar panels and double glazing.

A particular feature of the property is its generous corner plot being level in nature. It enjoys an extensive driveway with ample parking and turning space, and to the side a mature garden. The property in particular offers the following accommodation:-

RECEPTION HALL

With UPVC double entrance door, radiator.



LIVING ROOM

20' 7" x 12' 3" (6.27m x 3.73m) with modern tiled open fireplace. Radiator.



LIVING ROOM (SECOND ANGLE)



KITCHEN

12' 2" x 7' 8" (3.71m x 2.34m) a fitted kitchen with range of wall and floor units with worksurfaces over. Stainless steel 1.5 sink and drainer unit. Electric cooker point with extractor fan over.



UTILITY ROOM

10' 8" x 5' 0" (3.25m x 1.52m) with fitted floor and wall units with worksurfaces over. Quarry tiled flooring Plumbing and space for washing machine.



REAR PORCH

08' 6" x 4' 1" (2.59m x 1.24m) with UPVC rear entrance door.

INTEGRAL GARAGE

18' 7" x 11' 6" (5.66m x 3.51m) with up and over door. Staircase to loft above. 'Worcester' Oil fired central heating boiler.

Loft over: 18'7 x 11'6



INNER HALLWAY

With double door airing cupboard, with hot water cylinder and immersion heater.

W.C.

With low level flush w.c., and radiator.

SHOWER ROOM / WET ROOM

With walk-in shower facility with Triton electric shower. Multi drawer vanity unit with wash hand basin. Extractor fan.



REAR BEDROOM 3

8' 4" x 7' 0" (2.54m x 2.13m) with radiator.



REAR BEDROOM 2

10' 9" x 10' 2" (3.28m x 3.10m) with radiator.



FRONT BEDROOM 1

10' 9" x 11' 1" (3.28m x 3.38m) with radiator. Built in wardrobes.



EXTERNALLY

GARDEN

The property enjoys a generous and level garden area being private and not overlooked. It boasts a range of mature shrubs, trees and fruit trees.

To the rear of the property lies a covered decking area and further patio.
The garden has a polytunnel and greenhouse.



GARDEN (SECOND PHOTO)



GARDEN (THIRD PHOTO)



POLYTUNNEL



GREENHOUSE



REAR OF PROPERTY



COVERED DECKING AREA



FRONT OF PROPERTY



VIEW TO REAR



PARKING AND DRIVEWAY

The property enjoys a gated driveway with ample parking and turning space for a number of vehicles or for caravan storage etc.



AGENTS COMMENTS

A sought after detached bungalow in a town location, set within a sizeable plot.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

The property is listed under the Local Authority of Ceredigion County Council and has the following charges.
Council Tax Band: E

ANTI MONEY LAUNDERING

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.

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.

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 throughout, solar panels, and telephone subject to B.T. transfer regulations, Broadband available.

H.M. LAND REGISTRY

TITLE NUMBER
WA 919642

ORDNANCE SURVEY PLAN REFERENCE	SN 6860 A	Scale 1/1250 Enlarged from 1/2500
ADMINISTRATIVE AREA	CEREDIGION / SIR CEREDIGION	© Crown Copyright



H.M. LAND REGISTRY 8499

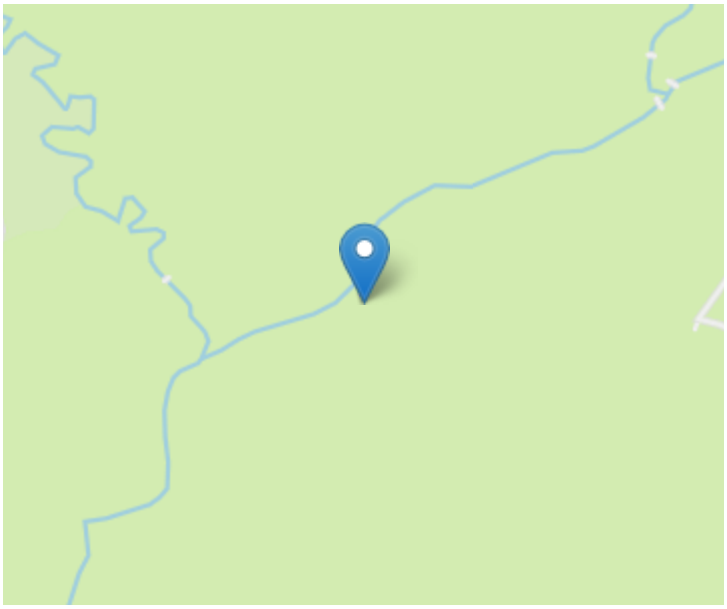
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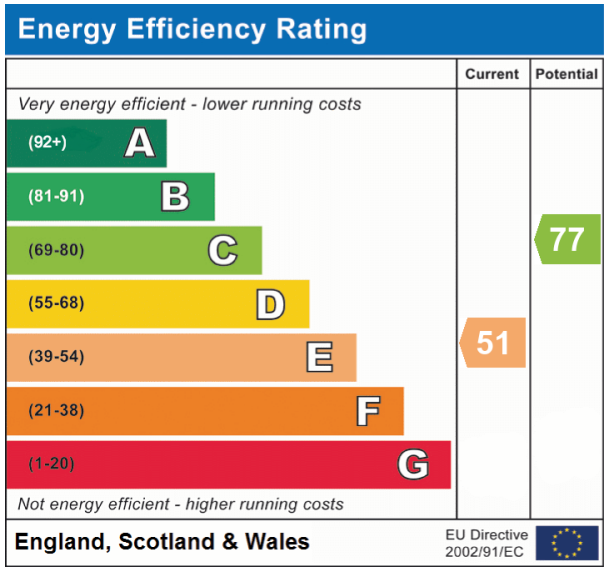
MATERIAL INFORMATION

Parking Types: Driveway. Garage. Gated.
Heating Sources: Double Glazing. Oil. Solar.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: E (51)
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 north to Tregaron. On reaching Tregaron square, proceed across towards Pontrhydfendigaid. Just before leaving the town of Tregaron, take the last cul-de sac on the right hand side, proceed into there, and and straight onto the 'T' junction. At the bottom of the incline, turn right and the property will be the last 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

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'.****

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

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