MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A deceptive three storied 3 bedroomed end of terrace Town residence with rear garden. Tregaron, West Wales









Ardwyn Station Road, Tregaron, Ceredigion. SY25 6HX.

£195,000

REF: R/5529/LD

*** A traditional end of terrace house *** Town Centre location *** Three storied 3 bedroomed accommodation *** Oil fired central heating, double glazing and good Broadband connectivity *** Popular residential location within the Town of Tregaron *** Many traditional features such as brick fireplace and open beams *** Perfect Family home

*** Generously sized rear garden laid to lawn *** On street parking only

*** Walking distance to the nearby Ysgol Henry Richard School *** Short walk to Town amenities - With Shop and Leisure Centre opposite *** The Town of Tregaron is nestled within the foothills of the Cambrian Mountains *** Contact us today to view *** Get your foot on the property ladder *** Attention 1st Time Buyers/Family Occupiers *** 17 miles South from the University Town of Aberystwyth on the Cardigan Bay and 11 miles North from the University Town of Lampeter

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LOCATION

Tregaron is located in the upper Teifi Valley, 17 miles South from the University Town Coastal Resort and Administrative Centre of Aberystwyth and 11 miles North from the University Town of Lampeter. Tregaron offers a wide range of amenities within close proximity to the property including Convenience Stores, Junior and Secondary Schooling, Public Houses, Places of Worship, Rugby Club and Livestock Market, which is located to the rear.

GENERAL DESCRIPTION

A traditional end of terrace Town property enjoying many original and traditional features. The property is split over three floors with 3 bedrooms. It benefits from oil fired central heating and double glazing. It offers the perfect opportunity for 1st Time Buyers or Family Occupiers with an extensive rear lawned garden backing onto the Farmers Market.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC entrance door, Red and Black quarry tiled flooring, radiator, staircase to the first floor accommodation.



LIVING ROOM

21' 1" x 13' 9" (6.43m x 4.19m). Formerly being two reception rooms and now offering a comfortable Family area. With a Red brick open fireplace with a cast iron multi fuel stove with Bespoke clothes airer, part wooden flooring and part quarry tiled flooring, understairs storage area, radiator.



LIVING ROOM (SECOND IMAGE)



KITCHEN

15' 4" x 8' 4" (4.67m x 2.54m). An Oak fitted kitchen with a range of wall and floor units with work surfaces over, ceramic 1 1/2 sink and drainer unit, integrated double oven, 4 ring hob with extractor hood over, Red and Black quarry tiled flooring, plumbing and space for dishwasher.



DINING ROOM

11' 0" x 7' 6" (3.35m x 2.29m). With part vaulted ceiling with Velux roof window, radiator, rear UPVC entrance door.



FIRST FLOOR

LANDING

Enjoying views over the rear garden and the Cambrian Mountains beyond, staircase leading to the second floor.

BEDROOM 1

14' 4" x 7' 8" (4.37m x 2.34m). With radiator.



BEDROOM 2

17' 6" x 7' 6" (5.33m x 2.29m). With radiator, understairs storage cupboard.



DRESSING ROOM

9' 2" x 8' 5" (2.79m x 2.57m). With airing cupboard housing the hot water cylinder and immersion.

SHOWER ROOM

Partly refurbished with a walk-in shower facility, double door vanity unit with wash hand basin, low level flush w.c., double aspect windows, radiator.

SECOND FLOOR

BEDROOM 3

16' 0" x 15' 7" (4.88m x 4.75m). With vaulted ceiling with exposed beams, Velux roof window, wall heater, under eaves storage.



EXTERNALLY

FRONT COURTYARD

The front courtyard is railed with a lawned area.

REAR GARDEN

The property enjoys a lawned garden area having a fence and hedge boundary. Directly to the rear of the property also lies a patio area and an outdoor store housing the oil fired central heating boiler.



PARKING

On street parking only.

VIEW FROM PROPERTY



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 - 'C'.

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 £45.00, plus 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 are 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, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry

MapSearch Snapshot



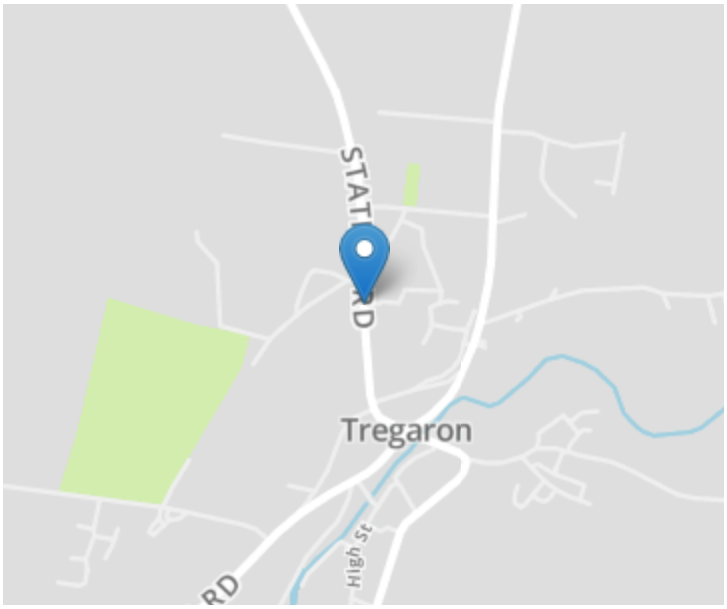
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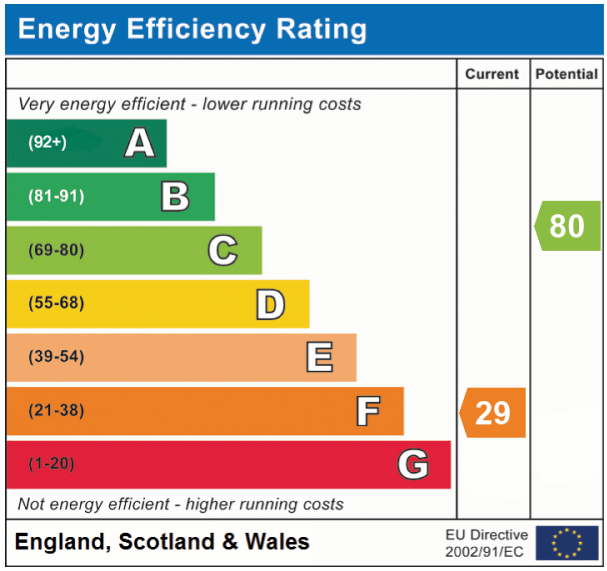
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Data last updated 10:00pm 27 OCTOBER 2026

Council Tax: Band C
N/A
Parking Types: Not Allocated. On Street.
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: F (29)
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 A482 road to Tregaron. Once reaching the square in Tregaron turn left along Station Road on the A485 road. Continue up the hill for approximately 300 metres from the square and the property will be found on the right hand side, as identified by the Agents 'For Sale' board. next door to the N.F.U. Office.

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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