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2 Meidrym Road, Tregaron, Ceredigion, SY25 6TN

Guide Price £160,000

A 3/4 bedrooomed terraced house located in the Aeron Valley village of Llangeitho with newly fitted stylish kitchen, new rear extension & well enclosed, manageable grounds to the rear ideal for entertaining, pets etc. The property benefits from oil fired central heating, uPVC double glazing & is available chain free.

****IDEAL FIRST TIME BUYER PROPERTY****

Location

This property is attractively located on the outskirts of the Aeron valley village of Llangeitho, having a good range of local amenities including shop, café, public house primary school nestling in the mid reaches of the Aeron valley and close to the towns of Tregaron, Lampeter and Aberaeron.

Description



This 3/4 bedroomed property offers spacious & well presented accommodation with newly fitted stylish kitchen with character quarry tiled floor, new rear extension & benefits from oil central heating & uPVC double glazing throughout. There are 2 spacious double bedrooms on offer and a further 2 ample sized bedrooms / study spaces along with a modern bathroom & further WC & living room to the ground floor. The grounds to the rear are also easily manageable yet adequate with patio doors opening out onto a well enclosed patio / lawned area, ideal for outdoor entertainment. The property affords more particularly the following -

Front Entrance Door to -

Reception Hallway

with timber flooring, cloak hanging space & stairs to first floor

Office / Bedroom

10'3" x 8'2" (3.12m x 2.49m)



Equally suitable as a downstairs bedroom or office/study, with store cupboard

Living Room

13'4" x 12'3" (4.06m x 3.73m)



with feature fireplace, tiled hearth & alcove shelving

Kitchen / Diner

17'4" x 9'2" (5.28m x 2.79m)



A spacious open plan kitchen / diner with quarry tiled floor, modern fitted kitchen being part tiled with 'Rangemaster' cooker with 5 ring gas hob & electric oven

WC

6'1" x 5'6" (1.85m x 1.68m)



Conveniently set just off the kitchen/diner being part tiled with heated towel rail, belfast sink, base & wall unit, extractor fan & tiled flooring

Rear Extension



Providing further dining/living space with plenty of natural light from the patio doors that open out to the grounds at the rear. Further store cupboard housing 'Worcester' oil boiler,

Landing



with 'Velux' skylight, airing cupboard & access to insulated loft

Bedroom 1

11'6" x 10'3" (3.51m x 3.12m)



Bathroom

6'7" x 6'4" (2.01m x 1.93m)



A modern bathroom suite with WC, bath, wash hand basin with vanity unit, electric 'Mira' shower & extractor fan

Bedroom 2

13'4" x 10'1" (4.06m x 3.07m)



Externally



Bedroom 3

10' x 6'5" (3.05m x 1.96m)



To the rear of the property is a well enclosed area accessed via the patio doors or via the rear pedestrian access that leads to an ample sized yet manageable garden laid mostly to lawn & gravel with a section of patio which makes for an attractive social space for the family. There is a further garden shed to the rear of the grounds & oil tank thereon,

with wardrobe/shelving space



Services

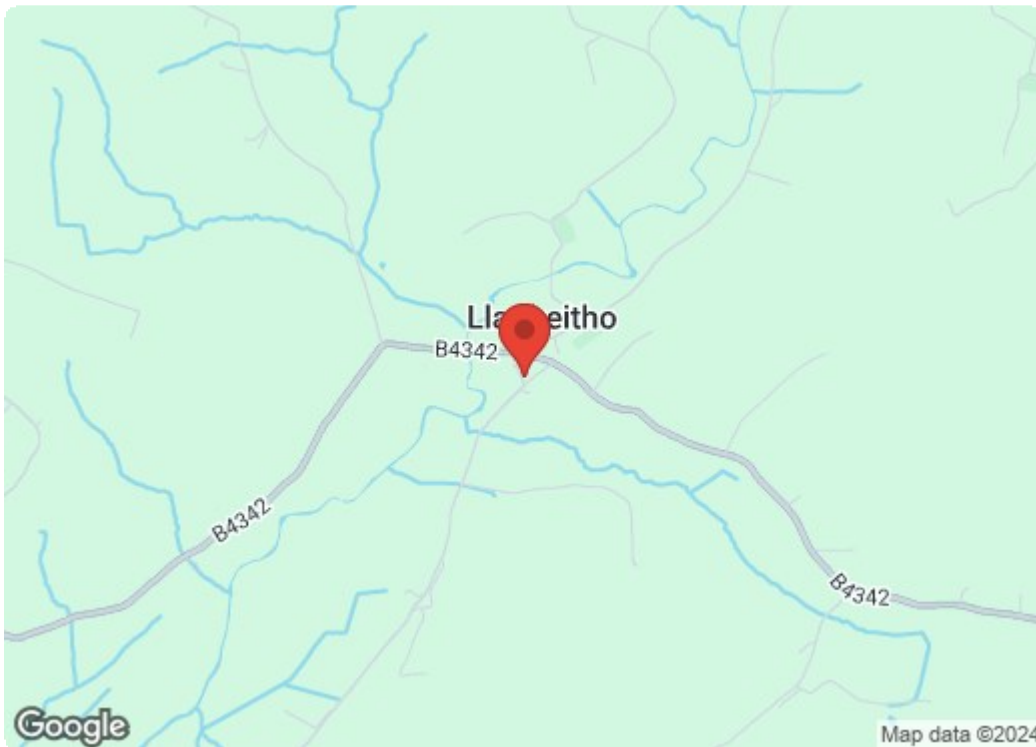
We are informed the property is connected to mains water, electricity & drainage, oil fired central heating.

Council Tax Band 'C'

We understand the property is in council tax band 'C' with the amount payable per annum being £1870.

Directions

What3Words: ratio.diplomats.removal



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC



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