



**12 Brynheulog,
Tregaron SY25 6JA
Guide price £185,000**



A 3 bedroomed semi detached house with 2 reception rooms and spacious front & rear gardens.

The market town of Tregaron which provides for everyday amenities to include general stores and secondary school. The university and market town of Aberystwyth is situated some 15 miles or so travelling distance on the coast. Aberystwyth has a good range of both social, leisure and educational facilities to cater for the large local and student populations. The Georgian harbour town on Aberaeron and the market town of Lampeter are also within a short travelling distance. The property is also within a short travelling distance of the numerous shops on the square and to the other attractions such as the Talbot Hotel.

The property is in need of some modernisation but has very well laid out accommodation and is the ideal first time buy and/or family home.

TENURE

Freehold.

SERVICES

Mains water, electric and drainage connected.
LPG Gas connected.

VIEWING

Strictly by appointment with the sole selling agents: Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60 / sales@aledellis.com.

12 Brynheulog provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens camera.

RECEPTION HALLWAY

DOORS TO

FRONT LIVING ROOM

11'0" x 10'3" (3.36 x 3.13)

With windows to fore and radiator, alcove shelving.

SITTING ROOM

11'1" x 13'6" (3.40 x 4.12)



With open fireplace (electric feature log burner) on slate hearth, french doors to rear, laminate flooring and radiator.

KITCHEN

9'8" x 9'6" (2.95 x 2.90)



With window to rear and pantry cupboard and storage.

DOOR TO

UTILITY ROOM

7'8" x 5'6" (2.34 x 1.68)



With window and UPVC stable door to external side.

FIRST FLOOR

LANDING

With large window to fore, radiator, access to loft space and doors to

BEDROOM 1

11'4" x 9'11" (3.47 x 3.04)



With window to fore, radiator and alcoved storage.

BEDROOM 2

13'1" x 10'10" (3.99 x 3.32)



With window to rear and radiator.

BATHROOM



BEDROOM 3

9'9" x 9'3" (2.99 x 2.84)



With window to rear, radiator and storage/airing cupboards.

EXTERNALLY

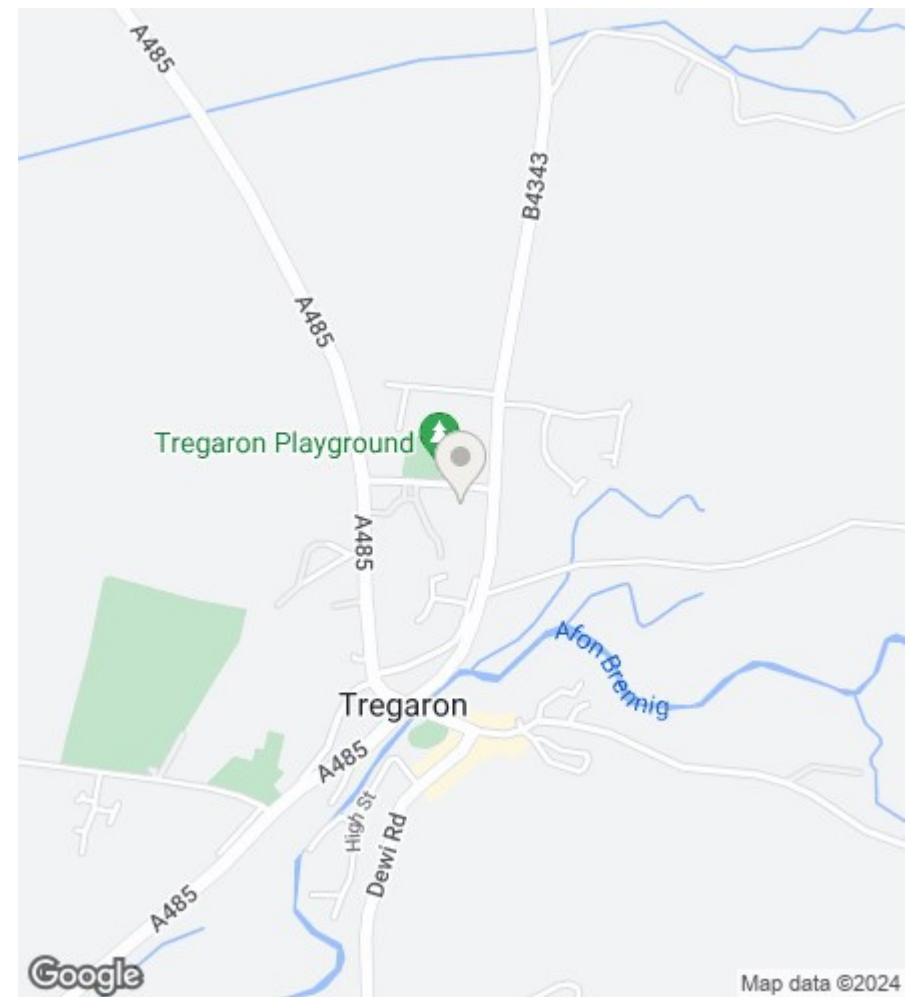


From Aberystwyth proceed South to Llanfarian on the A487 trunk road, turn left on to the A483 trunk road and proceed through Llanilar, Lledrod and Bronant to Tregaron. At where the Rugby club is located turn left on to the Bryn Heulog Road. The property will be halfway down the road on the right hand side.

The property has a generous sized garden with paved patio seating area and access from the rear.



DIRECTIONS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
 Tel/Ffon: 01970 626160
 Email/E-Bost: sales@aledellis.com