

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Tara 15 Rhydyfawnog, Tregaron, Ceredigion, SY25 6JQ

Reduced To £200,000

An appealing detached 3 bedroom bungalow with level, easy to maintain grounds to the front and rear, with attractive open views and includes a detached garage.

This is a well insulated property built to high Swedish standards of heat insulation to include triple glazed windows and has oil fired central heating with new carpets and floor coverings throughout.

It is a great opportunity for a first time buyer or a lovely place for retirement being within easy walking distance to the centre of Tregaron.

LOCATION



The property is attractively located on a popular cul de sac development of similar properties, on the edge of Tregaron with views over open farmland and to the Cambrian mountains beyond to the rear. The property is within walking distance of Tregaron which offers a good range of local amenities including doctor's surgery, chemist, shops, three to sixteen schooling and is popular with those having rural interests at heart being close to the Cors Caron Nature Reserve, the Cambrian mountains providing lots of potential of outdoor activities. The property is also convenient to the larger towns of Lampeter and Aberystwyth.

DESCRIPTION



A detached property of modern timber frame construction offering 3 bedrooom accommodation and ideal for first time buyers or for retirement purposes. The property has recently had new floor coverings throughout and affords more particularly the following -

SIDE ENTRANCE DOOR to -

HALLWAY



OPEN PLAN DINING ROOMLIVING AREA 16'7" x 11'2" (5.05m x 3.40m)



Having a exposed brick fireplace and side shelving we with are informed, with open flue, radiator, front picture window and door opening to -

OPEN PLAN DINING AREA 12'1" x 9'8" (3.68m x 2.95m)



Front window, door to -

KITCHEN

11'5" x 10'9" (3.48m x 3.28m)



With range of fitted units at base and wall level incorporating single drainer sink unit, space for cooker, washing machine and slim line dishwasher. Rear entrance door

INNER HALLWAY

Access to loft, storage cupboard, airing cupboard with insulated copper cylinder

REAR BEDROOM 1

13' x 10'9" (3.96m x 3.28m)



Rear window, radiator

REAR BEDROOM 2

10'9" x 9'6" (3.28m x 2.90m)



Rear window, radiator

SIDE BEDROOM 3

10' x 10' (3.05m x 3.05m)



Side window, radiator

BATHROOM



Having bath with modern electric shower over, toilet, wash hand basin, radiator, separate convector heater, part tiled walls,

EXTERNALLY



The property has spacious yet easy to maintain gardens and grounds with side driveway having parking for 2/3 cars leading to detached garage with front up and over door, side courtesy door. Rear garden with raised vegetable bed, attractive views over the fields to the rear.

SERVICES



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

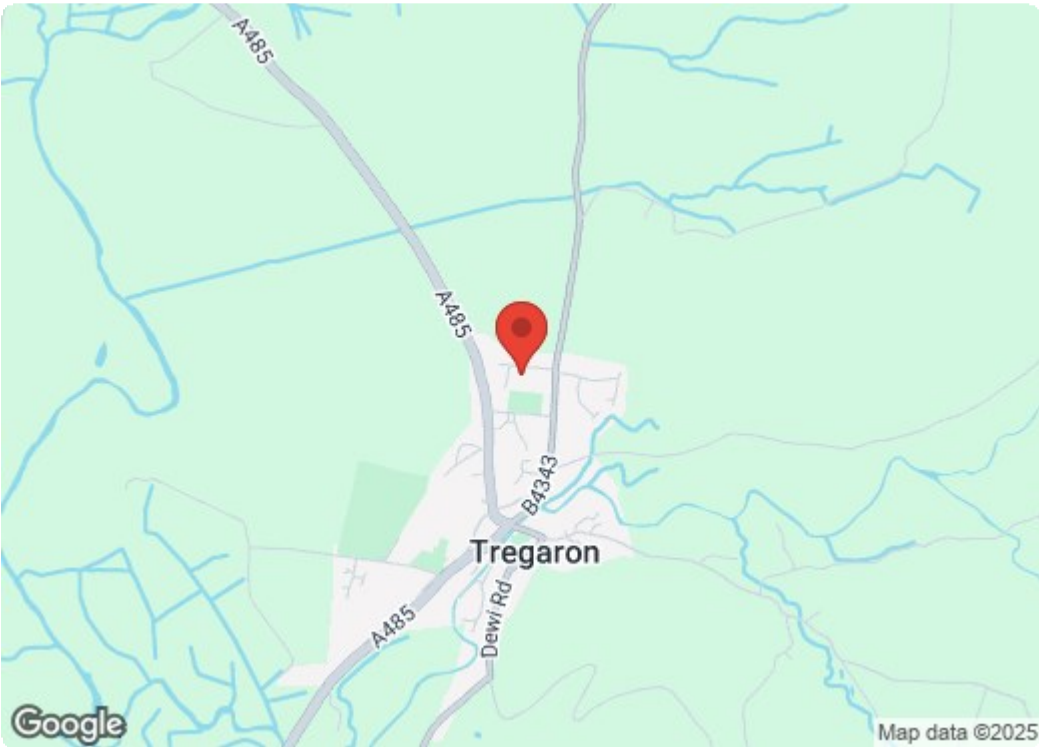
DIRECTIONS



From Tregaron town centre take the Pontrhydfendigaid road, Rhydyfawnog is the last turning on the left side, continue along and Tara can be found towards the end on the right hand side as identified by the agents for sale board.

COUNCIL TAX BAND - E

Amount Payable: £2571



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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