

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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34 Pwllswyddog, Tregaron, Ceredigion, SY25 6JG

Asking Price £290,000

A LOVELY DETACHED MODERN HOUSE WITH VIEWS OVER THE SURROUNDING COUNTRYSIDE AND TOWARDS THE CAMBRIAN MOUNTAINS.

DECEPTIVELY SPACIOUS WITH 4 BEDROOMS, 2 BATHROOMS, CONSERVATORY, OIL CENTRAL HEATING AND DOUBLE GLAZING. OFF ROAD PARKING FOR 3 CARS PLUS A CAR PORT WITH ITS OWN DRIVE.

THE BEAUTIFULLY LANDSCAPED AND EASILY MAINTAINED REAR GARDEN IS A PARTICULAR FEATURE, WITH SEVERAL USEFUL WORKSHOPS/STUDIOS

LOCATION

Located on a residential estate on the outskirts of the Market Town of Tregaron, with all the benefits of a bustling town with shops, pub, garage and schools. Close to Cors Caron nature reserve and with excellent walking on the hills. Aberaeron and Aberystwyth are about 30 minutes drive and Lampeter around 20 minutes, all with large supermarkets, medical and leisure facilities.

DIRECTIONS

From Aberaeron take the A487 north to the next village of Aberarth. Turn of Right on to the B4577 signed to Cross Inn and Tregaron. Follow the road through, Pennant, Cross Inn, Bethania, Penuwch and Tyncelyn Villages. As you come in to Tregaron turn off left just before the Rugby Club and left again at the end of the road. Take the first estate road on the right and then turn right again. Number 34 will be found on the right hand side. Being the last of this design of house on the road.

THE PROPERTY



Built in the late C1970's of traditional construction and since modernized and extended with double glazing, oil central heating and uprated insulation. the house is presented in immaculate condition and requires no work to move in to. It is ideal for an extended family with the down stairs bedroom extension and adjacent bathroom. It comprises:-

FRONT ENTRANCE



Steps lead up from the forecourt to a covered Porch with a fully glazed Upvc front door to the Central Hallway

LOUNGE

17'3 x 11'7 (5.26m x 3.53m)



With a large picture window - overlooking the countryside and hills.

WET ROOM



A fully equipped Wet Room with a white Vanity unit with toilet, wash basin and cupboards and a large shower with a direct feed shower over

BEDROOM 4/STUDY

12'4 x 9' (3.76m x 2.74m)



Situated on the ground floor and with windows to three sides this light and bright room is ideal as a study or as a bedroom for an extended family member

DINING ROOM

9'x 9' (2.74mx 2.74m)



With doorway to kitchen and double french doors to the Conservatory

CONSERVATORY

13'9 x 10'6 (4.19m x 3.20m)



built on dwarf walls with a tinted poly-carbonate roof. Double doors to the rear garden

KITCHEN

12' max x 7'8 (3.66m max x 2.34m)



A well planned room with a range of base and wall cupboards, stainless steel sink, built-in Pantry and understairs storage cupboard. A Leisure Gourmet Classic electric oven and space for an under-counter fridge. Plumbed for washing machine, which could be moved to the External Laundry making room for a dishwasher or extra cupboard space if desired.

FIRST FLOOR LANDING

With access to a boarded and double insulated loft with a light. A single Airing Cupboard, double linen Cupboard and a Storage Cupboard/spare wardrobe

BEDROOM 1

12'2 x 10' (3.71m x 3.05m)



With double built-in wardrobes and the panoramic views

BEDROOM 2

10' x 9' (3.05m x 2.74m)



Overlooking the rear garden and with triple built in wardrobes

BEDROOM 3

9'4 x 7' (2.84m x 2.13m)



Front facing with the view

BATHROOM 2

6'10 x 6'2 (2.08m x 1.88m)



Half tiled with a white suite comprising toilet, wash basin and bath

EXTERNALLY - FRONT



A large forecourt laid to tarmac to provide off road parking for 3 vehicles. Plus a separate drive way leading to utility area and back door.

REAR GARDEN



This garden is a particularly delightful feature, being larger than the average, it has been carefully landscaped to provide changing colour and interest throughout the seasons. Easily maintained gravel and bark beds planted with shrubs, flowers, bulbs, perennials and herbaceous plants, Trees and hedges. Two paved patios and a large timber workshop 14' x 8' with power and light. Two summerhouses/cabins and shed.



UTILITY BUILDING

16'8 x 8'6 (5.08m x 2.59m)

Originally built as the Garage but now divided in to a storage room and an External Laundry with stainless steel sink, plumbing for a washing machine, space for freezer and tumble drier. Worcester oil central heating boiler

SERVICES

Mains electric, water and drainage. Oil central heating, Upvc double glazing. Good mobile and internet signals

THE VIEW



PROPERTY NOTES

The house is offered for sale to include carpets and curtains
Other items maybe available by negotiation

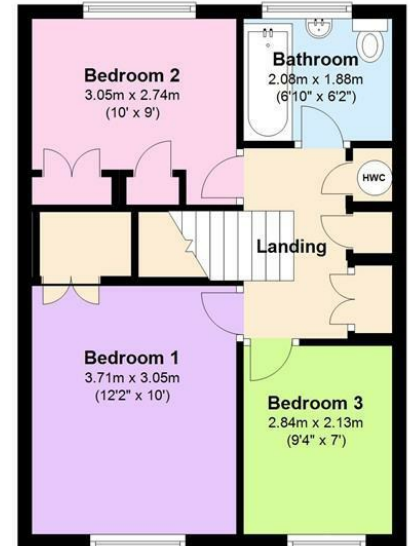
COUNCIL TAX BAND - D

Amount Payable: £2296 <http://www.mycounciltax.org.uk>

Ground Floor



First Floor



The Floor plans are for guidance only.
Plan produced using PlanUp.

34 Pwllswyddog, Tregaron



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	63	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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