

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Esgairmaen Ganol Tynreithyn, Tynreithyn, Tregaron, Ceredigion, SY25 6LR

Asking Price £275,000

Nestled in the tranquil countryside of Tynreithyn, Tregaron, this charming detached rural cottage offers a unique opportunity for those seeking a peaceful retreat. With far-reaching views that stretch across the picturesque landscape, this property is perfect for anyone looking to embrace the beauty of rural living.

The cottage features three bedrooms, providing ample accommodation that can be tailored to your needs. While the interior is in need of some improvement, it boasts the essential comforts of a Rayburn, woodburner and oil central heating together UPVC double glazing, ensuring warmth and energy efficiency throughout the seasons.

Set within approximately 0.25 acres of spacious gardens and grounds, this property offers plenty of outdoor space for gardening, relaxation, or entertaining. Additionally, the detached garage workshop and garden sheds provide practical storage solutions and the potential for various projects.

Located at the end of a council-maintained road, this home enjoys a peaceful setting, away from the hustle and bustle of urban life. Despite its rural charm, it is conveniently close to Tregaron and the larger town of Aberystwyth to the north, making it easy to access local amenities and services.

Location



Located just outside the historic market town of Tregaron. Offering a good range of local amenities including shops, cafes, and schools, while the beautiful Ceredigion coast is within easy reach. The vibrant harbor town of Aberaeron and the bustling university town of Aberystwyth — with its excellent shopping, hospital, and mainline railway station — are both conveniently accessible, making this an ideal combination of semi-rural living with strong connections to the coast and key services.

Description



Occupying a delightful rural position surrounded by open countryside, this detached cottage presents an excellent opportunity for buyers looking to create their own country home. The accommodation extends to three bedrooms together with comfortable living spaces that provide a solid foundation for refurbishment and personalisation.

The property retains a warm and characterful feel, enhanced by the presence of both a Rayburn and a woodburning stove, complemented by oil-fired central heating and UPVC double glazing for year-round comfort.

Outside, the cottage sits within approximately 0.25 acres of gardens and grounds, offering generous space to enjoy the surrounding countryside, establish productive gardens, or simply relax and take in the uninterrupted views. A detached garage/workshop and several garden sheds add valuable storage and workspace, making the property equally suited to hobbyists, gardeners or those requiring practical outbuildings.

Combining a peaceful location with plenty of potential, this is a

rare opportunity to acquire a traditional rural home in the beautiful countryside surrounding Tregaron.

Front Entrance Porch

7' x 6'2" (2.13m x 1.88m)



Door to-

Spacious Living Room/Sitting Room

24'2" x 15'7" (7.37m x 4.75m)



A light room with two large front windows and a feature stone fireplace incorporating a wood burning stove, radiator, stairs to first floor

Kitchen/Dining Room

22'8" x 7'2" (6.91m x 2.18m)



An extensive range of kitchen units at base and wall level incorporating single drainer sink unit, electric cooker point, plumbing and space for automatic washing machine, rear entrance door, oil fired Rayburn range providing cooking facilities together with back boiler which we are informed operates the domestic hot water and central heating supplies in combination with a separate oil fired boiler

Wet Room

7' x 7'4" (2.13m x 2.24m)

With tiled walls, non-slip flooring, toilet, shower

First Floor - Landing



Access to loft

Bedroom 1

12'7" x 12'6" (3.84m x 3.81m)



With range of mirror front wardrobes 2'10" deep, radiator, front window enjoying far reaching views

Bedroom 2

12'3" x 8'9" (3.73m x 2.67m)



Radiator, front window enjoying far reaching views

Rear Landing

Side window

Bedroom 3

15'10" x 8'10" (4.83m x 2.69m)

Double aspect windows, radiator

Bathroom



With panelled bath having shower unit over, wash hand basin, toilet, half tiled walls, access to airing cupboard with copper cylinder.

Externally



One of the main benefits of the property is its rural location at the termination of a no-through road shared with one other property and a farm, providing a peaceful setting. To the side of the property is a tarmacadamed parking area leading to -

Detached Garage Workshop

29'5" x 12'10" (8.97m x 3.91m)



Power connected, side enclosed hard based parking area being ideal for parking of caravan/motorhome/trailer etc.

Gardens



To the rear of the property are extensive gardens and grounds, the whole plot being approximately quarter of an acre with lawned areas having mature flower and shrub and tree boundaries, being ideal for those lifestyle purchasers looking to establish a cottage style kitchen garden, in our opinion with room for polytunnel etc.

Services

Mains electricity, private water from a borehole on the property, with filtration system, private drainage. Telephone and broadband.

Oil fired central heating, with oil fired boiler and also from the oil fired rayburn range.

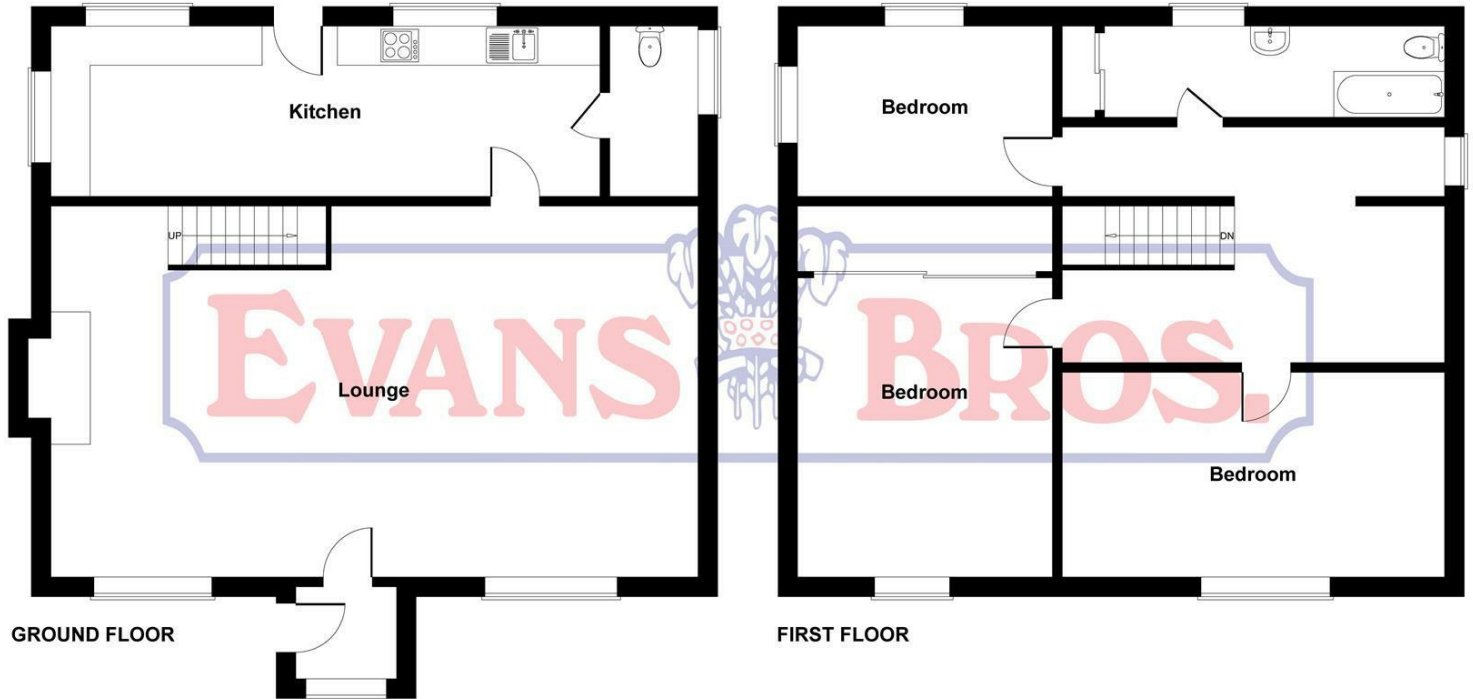
Council Tax Band - D

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

Directions

What3words: Oaks.riders.sedative The postcode SY25 6LR will take you to the property.

Esgairmaen Ganol Tynriethyn



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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