

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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## 2 Penrobyn, Tregaron, Ceredigion, SY25 6HQ

**Asking Price £189,995**

A great first time buyers house, just off the centre of Tregaron.

This refurbished property offers well appointed accommodation with oil fired central heating, double glazing, part oak flooring and a great garden room/man cave being ideal as studio/home office/ gym etc. The tastefully presented 3 bedroomed accommodation has a lovely lounge with wood burning stove and rear French doors and a dining room that leads through to a modern kitchen. To the first floor there are 3 good sized bedrooms and a family bathroom. The property has spacious gardens to the front and rear, and located in walking distance of the town centre which has the Ysgol Henry Richard school campus, doctors surgery, shops, etc., and is also convenient to Lampeter and Aberystwyth.

## Description



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### Front entrance door to

#### Hallway

Stairs to first floor

#### Living room

17'1 x 12 (5.21m x 3.66m)



A inviting room with a multi fuel wood burning stove on a slate hearth with oak mantle, French doors to rear, feature coving.

#### Dining room

11 x 8'10 (3.35m x 2.69m)



With engineered oak flooring, recessed shelving, radiator, front window, opening to kitchen

#### Kitchen

12'1 x 7'8 (3.68m x 2.34m)



With engineered oak flooring, modern range of kitchen units at base and wall level incorporating single drainage sink unit with mixer tap, electric oven, hob and extractor hood over, integrated fridge freezer, rear entrance door.

#### Cloakroom off



With tiled floor, having toilet, wash hand basin, extractor fan, heated towel rail and plumbing for automatic washing machine.

#### First floor

## Landing



Access to loft with drop down ladder to partly boarded loft area

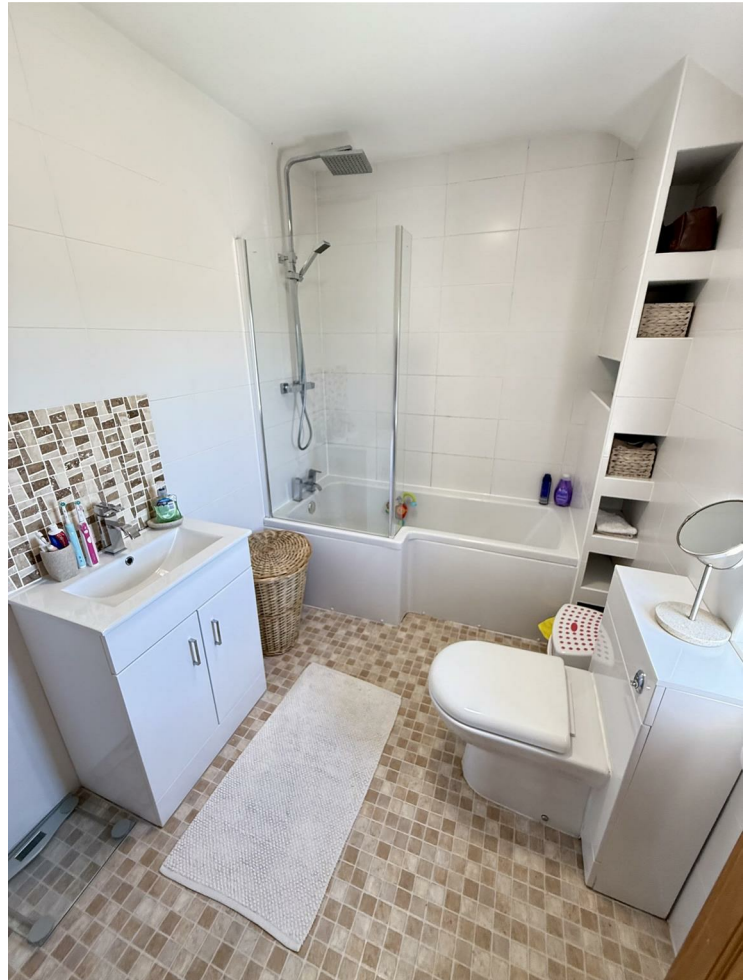
## Bedroom 1

12 x 10'5 (3.66m x 3.18m)



Front window, radiator, walk in wardrobe

## Bathroom



With a bath having shower unit over, wash hand basin, toilet, heated towel rail, fully tiled walls

## Bedroom 2

12'3 x 9'4 (3.73m x 2.84m)



Radiator, front window, built in cupboard

### Bedroom 3

9 x 7'5 (2.74m x 2.26m)



Radiator

### Externally



The property has a front enclosed garden area being accessed via a timber gate, to the rear of the property are extensive gardens with a paved patio area, a purpose built garden room being insulated with electric connected,

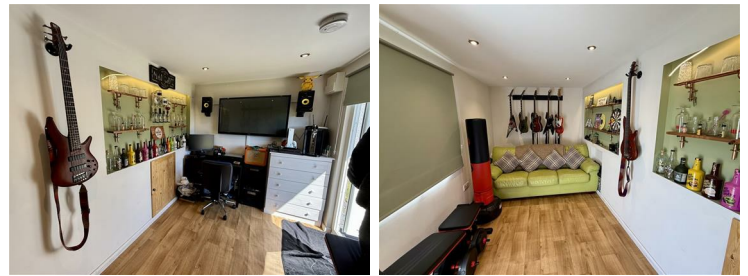
### Garden room

15 x 7'6 (4.57m x 2.29m)



A purpose built garden room being insulated with electric connected and with electric underfloor heating making it suitable for all round the year use, This is accessed via UPVC French doors, leading to an open plan space, being ideal for a range of uses including studio, home office, gym, playroom etc.

### Services



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

### Council Tax - C





We are informed that the amount payable per annum is £2,041

### Directions



From Lampeter take the A485 towards Tregaron, just after passing Henry Richard school by the chapel take a left hand fork, and no.2 can be found further on, on the left hand side as identified by the agents for sale board.



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



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