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## **Bryngwynau Tynreithyn, Tregaron, Ceredigion, SY25 6LL**

### **Offers Around £235,000**

A beautifully presented three-bedroom detached cottage with a great outside space set in a peaceful semi-rural location just minutes from Tregaron. Offering spacious and versatile accommodation, the property features two reception rooms, a contemporary open-plan kitchen/dining area, two double bedrooms and a flexible third bedroom/home office.

Externally, there is ample private parking, an enclosed rear garden with lawn and seating areas, a double-glazed summer house with electricity, and additional storage. Ideally positioned for those seeking countryside living while remaining within easy reach of local amenities and Aberystwyth.

## LOCATION



Set in an outstanding location conveniently nestled just off the A485, 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 harbour 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



This charming three-bedroom detached home offers an excellent balance of modern living and rural tranquillity. The accommodation is both welcoming and well-proportioned throughout. Set back from the road with private parking, the property enjoys a peaceful setting while remaining conveniently close to local amenities and transport links.

The accommodation is both welcoming and versatile. With its turn key appeal and modernised living accommodation and outbuilding. It is an ideal property for many!

## ENTRANCE HALLWAY

A bright and inviting hallway leading to:

## RECEPTION ROOM

14'9" x 7'1" (4.5 x 2.18)



A cosy reception room featuring a characterful log burner, creating the perfect space to relax and unwind with carpeted flooring and radiator.

## LOUNGE

14'9" x 12'7" (4.5 x 3.86)



A spacious living room with radiator and carpeted flooring, which flows seamlessly into the open-plan modernised kitchen and dining area.

## DINING ROOM

11'6" x 8'11" (3.53 x 2.74)



Laminate flooring, radiator and access to rear garden.

## KITCHEN

11'5" x 8'11" (3.48 x 2.74)



A Contemporary kitchen with a range of fitted wall and base units, kitchen sink and integrated oven, hob and microwave. Laminate flooring.

## FIRST FLOOR

## LANDING AREA



## BEDROOM 1

14'9" x 7'1" (4.52 x 2.18)



Double Bedroom. Radiator.

## BEDROOM 2

9'10" x 9'8" (3 x 2.97)



Double Bedroom. Radiator.

### BEDROOM 3

6'2" x 6'0" (1.88 x 1.83)

Currently used as an office. a space, offering flexibility for modern family life or remote working.

### BATHROOM

10'0" x 4'5" (3.05 x 1.37)



Tiled floor and walls, bath with over head shower, pedestal sink, W.C. and radiator.

### Externally



Externally, the property has been thoughtfully enhanced to maximise both practicality and enjoyment. A substantial driveway provides ample off-road parking, while gated access on either side of the house leads to the enclosed rear garden. The outdoor space features a combination of lawn and gravelled seating areas, perfect for entertaining or enjoying the surrounding countryside.

### OUTBUILDING/SUMMERHOUSE

15'1" x 10'9" (4.62 x 3.28)



Further benefits include a purpose-built summer house with double glazing and electricity supply, ideal as a home office, studio or garden retreat, together with an additional storage shed.

### SERVICES

Oil Central Heating, mains water, mains drainage and mains electricity.

### COUNCIL TAX

Council Tax Band C



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 82        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 57                      |           |
| (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                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (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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