

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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**Gwynfryn Lampeter Road, Tregaron, Ceredigion, SY25 6HG**  
**Offers In Excess Of £245,000**

A charming semi detached cottage in a lovely location on the outskirts of Tregaron, offering large 3/4 bedroomed accommodation together with a side driveway leading to garage and extensive gardens, grounds and woodland in all approximately 1/2 an acre or thereabouts.



## Location



The property is delightfully located on the outskirts of the popular Teifi valley market town of Tregaron within a walking distance of a great range of local amenities including 5-16 schooling facility, doctors surgery, chemist, shops, cafes, pubs, etc. Nestling in the foothills of the Cambrian mountains and on the edge of the noted Cors Caron national nature reserve, renowned for it's outstanding beauty. The property is also convenient being some 8 miles north of the town of Lampeter and some 16 miles south of Aberystwyth which is the main administrative and shopping centre for Mid & West Wales.

## Description



A deceptively spacious property with the benefit of Oil fired central heating. This property really does have to be viewed to appreciate the size and proportion of the accommodation with nice high ceilings.

The property offers more particularly the following:

### Front UPVC door to

#### Entrance porch

Featuring the original entrance door with attractive stained glass inset leading to:

## Hallway



With doors to bedrooms and reception rooms.

### Sitting room/ Bedroom 4

13 x 13'1 (3.96m x 3.99m)



Front window, corner fireplace with oak surround and tiled inset, double panelled radiator

### Living room

15 x 12'10 (4.57m x 3.91m)



An attractive room with a feature Victorian fireplace with oak surround and tiled inset having a recently installed wood burning stove inset.



## Kitchen

18'1 x 8'3 (5.51m x 2.51m)



With an extensive range of fitted kitchen units incorporating a single drainage sink unit, fitted oven, solid fuel rayburn range, access to airing cupboard which houses the copper cylinder.

## Conservatory

12'2 x 7'1 (3.71m x 2.16m)



An attractive room overlooking the rear garden with double aspect windows, side entrance door.

## Bathroom



With paneled bath, wash hand basin, door to rear shower room

## Shower room



With shower cubicle and toilet

off the main hallway  
access to the bedrooms

## Front bedroom 1

12'3 x 10'5 (3.73m x 3.18m)



Double aspect windows, radiator

## Bedroom 2

15 x 9'2 (4.57m x 2.79m)

Corner fireplace, rear window, radiator



### Bedroom 3

11'5 x 7'2 (3.48m x 2.18m)



Rear window, radiator

### Externally



The main feature of this property is its delightful and extensive and well established gardens and grounds providing a sanctuary to the abundance of wildlife including a variety of birds and hedgehogs. The Gardens include an attractive front garden with pedestrian gate. To the side of the property is a driveway providing ample parking leading to a detached garage. To the rear of the property there's an initial grassed garden area with some lovely apple trees, storage shed and seating areas with a gate into a further extensive garden area being a carpet of bluebells in the spring with some lovely specimen trees including a feature copper beech and horse chestnut. There is an external workshop together with space for a greenhouse, this would make a great space for those with green fingers to develop a kitchen garden, polytunnel, vegetable growing areas etc. There is a further gate leading to the sloping wooded area to the rear providing an ample source of firewood for the property.

### Detached Garage

17'2 x 8'2 (5.23m x 2.49m)



### Services



We are informed the property is connected to mains water, mains electricity, mains drainage

### Council tax - C

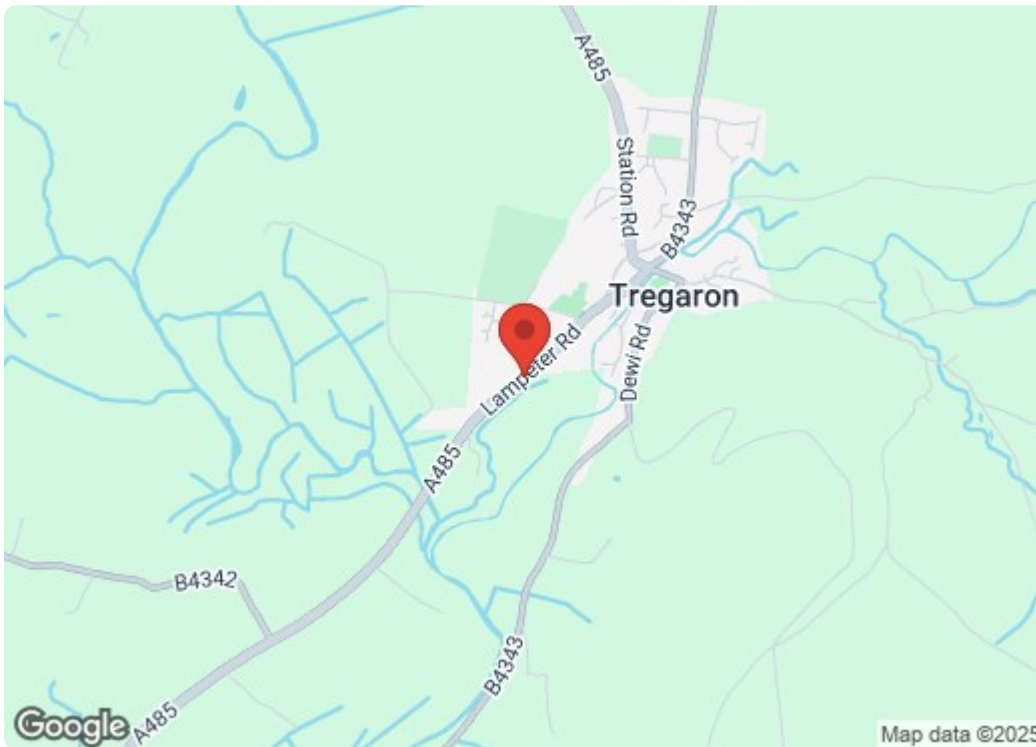
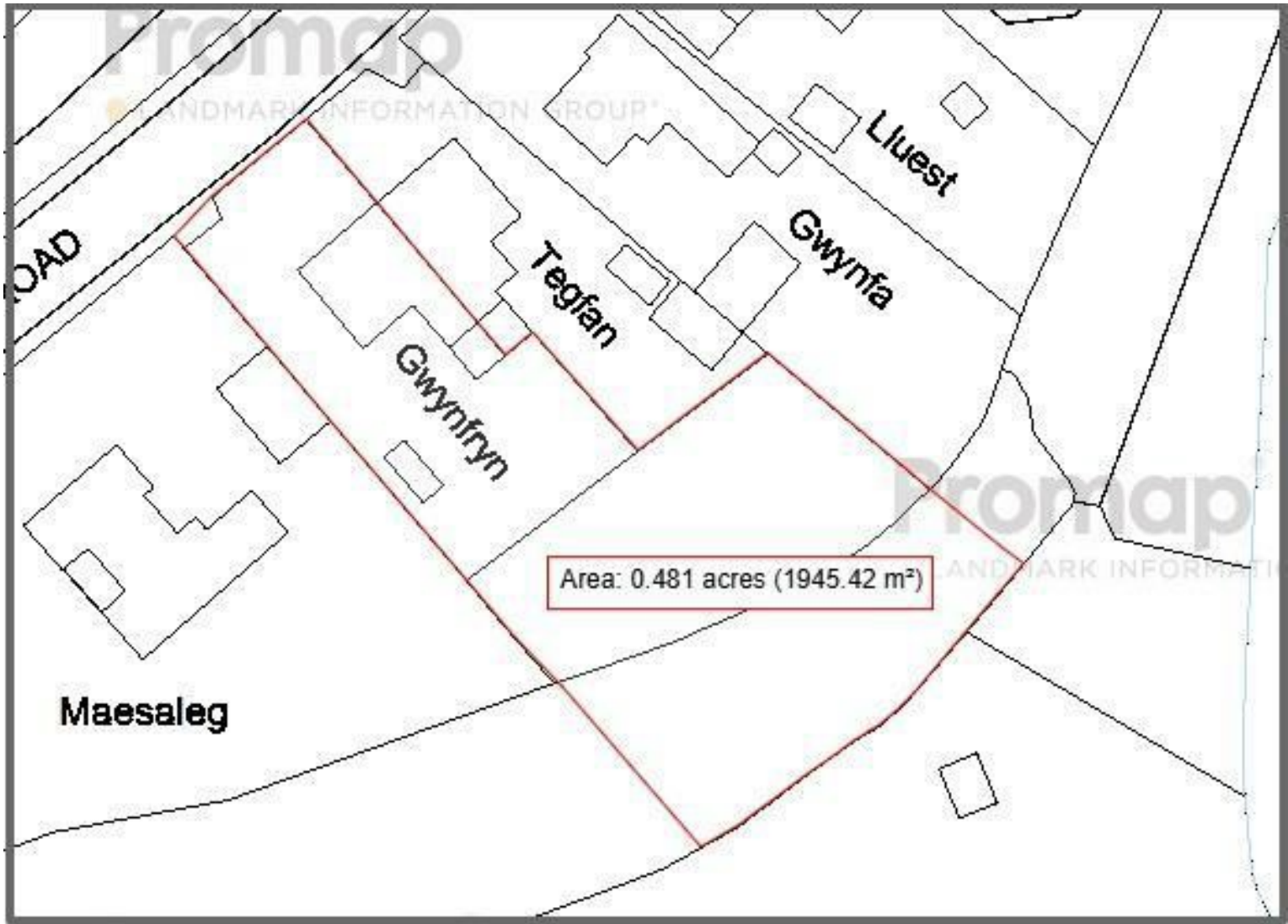


We are informed that the amount payable per annum is £2041

### Directions



The property is located on the approach into Tregaron from Lampeter on the right hand side as identified by the agents for sale board



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(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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