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Cartref Llanddewi Brefi, Tregaron, SY25 6RS

Asking Price £215,000

Situated within the popular and picturesque village of Llanddewi Brefi, this deceptively spacious mid-terraced upto 4 bedroomed and 2 reception roomed cottage provides considerably more accommodation than its attractive cottage-style appearance might initially suggest.

Offering extended accommodation with oil fired central heating and double glazing. The accommodation benefits from two reception rooms, good-sized kitchen, utility area, three double bedrooms, a single bedroom/study and bathroom, together with a pretty and manageable cottage garden.

Ideally situated within the popular village of Llanddewi Brefi and surrounded by the beautiful countryside of the Cambrian Mountains and Teifi Valley.

Location



Llanddewi Brefi is a well-known and established rural village set amongst the foothills of the Cambrian Mountains and within the beautiful upper reaches of the Teifi Valley. The village provides a strong sense of community and is ideally placed for enjoying the many outdoor pursuits associated with this attractive part of West Wales. The market town of Tregaron is approximately 7 miles away, providing a useful range of everyday amenities including shops, cafés, public houses, shops , 3-16 schooling, medical facilities and other local services.

The university and market town of Lampeter is approximately 9 miles away, offering a broader range of shopping and leisure facilities together with supermarkets, cafés, restaurants, professional services and the University of Wales Trinity Saint David campus. The university and coastal town of Aberystwyth is approximately 18 miles away, providing extensive shopping and commercial facilities, supermarkets, restaurants and cafés, leisure and sporting facilities, a cinema and theatre, railway station, university and the popular seafront and beaches.

The property therefore offers an attractive combination of peaceful village living and accessibility, with the open countryside and Cambrian Mountains close at hand whilst the larger centres of Tregaron, Lampeter and Aberystwyth remain readily accessible.

Description



The accommodation has been extended to provide a particularly useful layout, comprising two reception rooms, together with a good-sized kitchen and separate utility area. To the first floor there are three well-proportioned double bedrooms a single bedroom and a family bathroom, providing excellent accommodation for a family, couple or those looking for additional space for guests, home working or hobbies.

Externally, the property benefits from a pretty cottage-style garden, which has been designed to be attractive yet relatively easy to maintain, providing a pleasant area in which to sit and enjoy the surrounding rural atmosphere.

Hallway

form the front entrance door and with staircase to first floor. Leading to:

Dining Room

15'3 x 11'8 max (4.65m x 3.56m max)



with cottage styled coal fireplace, beamed ceiling and understairs storage area.

Living Room
16 x 15'1 (4.88m x 4.60m)



with a beamed ceiling and large front window

Kitchen
15 x 11'3 (4.57m x 3.43m)





With an extensive range of units having a double bowl sink unit, electric oven, LPG hob, and space for washing machine.

Utility Room
Rear door.
Cloak room off with toilet

Landing
Velux roof window

Rear Bedroom 1
16'10 x 11'1 (5.13m x 3.38m)





Two rear windows

Bedroom 2
11'7 x 6'9 (3.53m x 2.06m)



Velux roof window, built in cupboard

Bedroom 3
16'2 x 8'10 (4.93m x 2.69m)



Velux roof window and two front windows.

Bedroom 4
8'8 x 6'7 (2.64m x 2.01m)
front window

Bathroom
10' x 6' (3.05m x 1.83m)



with bath having shower over, wash basin and toilet

Externally



The property has the benefit of a pretty yet easy to maintain and manageable rear garden with rear paved area, flower and shrub borders and lawned area with garden workshop

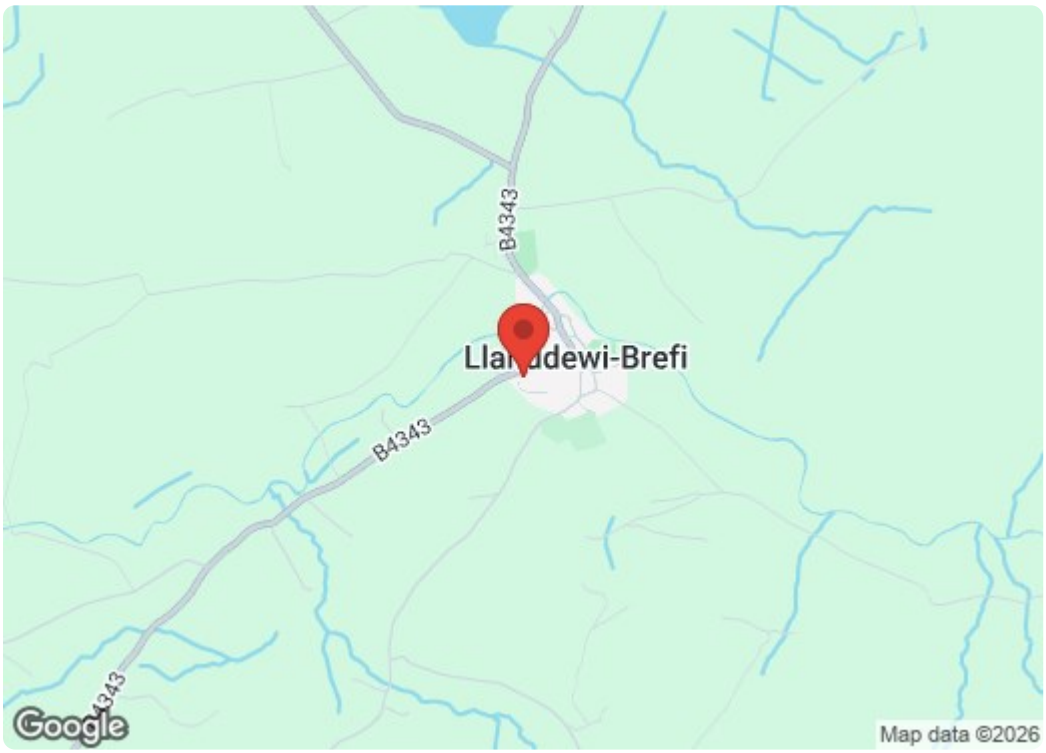
Services
Mains water and electricity, mains drainage and oil fired heating.

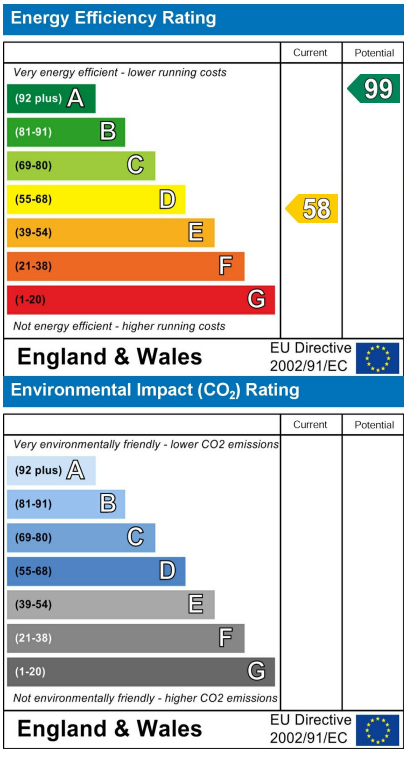
Directions
The property can be found on the right hand side form leaving the village on the Llanfair Clydogau road.
What3words jolly.eased.trains

Council Tax
Council Tax Band C

PLEASE NOTE**
The current photographs may not show a true representation of the property.







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