

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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**Pleasant Place Chapel Street, Tregaron, Ceredigion, SY25 6HA**

**Asking Price £195,000**

Lovely refurbished 3 bedroomed cottage in the popular town of Tregaron being walking distance from everyday amenities. The property has the benefit of oil central heating, hardwood double glazing with attractive bay windows, open plan living area/ kitchen & decking seating area to the rear along with useful outhouse & access onto a walking path to the other side of town from your doorstep.

**\*\*Please note - EPC was done prior to improvement works\*\***

**\*\* A TURNKEY PROPERTY WITH NO FURTHER WORK REQUIRED \*\***

## Location



Very conveniently situated in the market town of Tregaron being a popular and active town on the western extent of the Cambrian mountains, offering a good range of everyday facilities including 3-16 schooling, doctors surgery, chemist, shops, cafes, restaurants, hotels etc all within walking distance. The property is next door to a popular independent bed & breakfast/cafe & the area in general is popular with those having country pursuits at heart including bird watching, cycling and walking.

Tregaron is approximately 8 miles north of the market town of Lampeter with a wider range of facilities, approximately 16 miles from the larger town of Aberystwyth being the main county town with general hospital, radio station and a good range of retails facilities including Marks & Spencers, Next, Tesco etc.

## Description



An inviting refurbished 3 bedroomed cottage which has had a new roof benefits from oil central heating, internal wall and loft insulation & hardwood double glazing along with several desirable features such as a spacious open plan kitchen / living room space with attractive fireplace & bay windows. The property has the benefit of a footpath adjacent to it which crosses the river Brenig providing convenience & ease of

access to further amenities. The property affords more particularly the following -

### Front Entrance Door to -

### Living Room

26' x 14'3" (7.92m x 4.34m)



A spacious & inviting living space with initially with plenty of natural light, initially tiled flooring, fireplace with open flue & oak beam, sash style bay windows & stairs to first floor

### Kitchen / Diner

10' x 7'8" (3.05m x 2.34m)



Being open plan from the living space with a range of base & wall units, electric cooker with 4 ring electric hobs & extractor hood over, half-size dishwasher, breakfast bar, single drainer sink, space for fridge freezer, spotlights & tiled flooring, door to -

### Utility Room

9'3" x 6'5" (2.82m x 1.96m)



with single drainer sink, plumbing for automatic washing machine, space for tumble dryer, base unit & tiled flooring, door to grounds at rear

### FIRST FLOOR

#### Landing

12'9" x 4'2" (3.89m x 1.27m)



with storage cupboard & 'Velux' skylight providing plenty of natural light

### Bedroom 1

12'8" x 11'4" (3.86m x 3.45m)



Light & airy spacious bedroom to the rear

### Bedroom 2

13'7" x 9 (into bay) (4.14m x 2.74m (into bay))



with bay windows

### Bedroom 3

14'1" x 9'6" (max) (4.29m x 2.90m (max))



with access to loft

### Bathroom

11'3" x 5' (3.43m x 1.52m)



A contemporary bathroom suite with bath, 'Triton' shower cubicle, pedestal wash hand basin, WC, heated towel rail, toiletries cabinet & extractor fan

### Externally



The property has very easy to maintain & well kept grounds with stone walled & gated frontage with patio along with gravelled grounds to the rear with a decking/seating area being a particular sun trap which has been particularly enjoyed by the current owner. There is also direct gated access out onto a footpath to the side of the property providing a scenic walk with ease of access to the other side of town.

### Outhouse

16'6" x 12'5" (5.03m x 3.78m)



A very useful & multi functional workshop type building to the rear which is rare for a property in such close proximity to local amenities. The outhouse has electricity connected and has had a new roof in recent years.

### Services

We understand that the property is connected to mains water, electricity & drainage, oil fired central heating.

### Council Tax Band 'B'

We understand that the property is in council tax band 'B' with the amount payable per annum being £1636 (can be subject to change)

### Directions

What3Words: dust.standards.point

Upon entering Tregaron from the Lampeter road continue past the school on your left, down the road for 100 yards or so & the property can be found on your right hand side just after the junction, one up from the popular 'Tom's of Tregaron' bed & breakfast / caffé.



| Energy Efficiency Rating                                        |  | Current                    | Potential   |
|-----------------------------------------------------------------|--|----------------------------|-------------|
| Very energy efficient - lower running costs                     |  | <div></div>                | <div></div> |
| (92 plus) <b>A</b>                                              |  |                            |             |
| (81-91) <b>B</b>                                                |  |                            |             |
| (69-80) <b>C</b>                                                |  |                            |             |
| (55-68) <b>D</b>                                                |  |                            |             |
| (39-54) <b>E</b>                                                |  |                            |             |
| (21-38) <b>F</b>                                                |  |                            |             |
| (1-20) <b>G</b>                                                 |  |                            |             |
| Not energy efficient - higher running costs                     |  |                            |             |
| England & Wales                                                 |  | EU Directive<br>2002/91/EC |             |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                            |             |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  | <div></div>                | <div></div> |
| (92 plus) <b>A</b>                                              |  |                            |             |
| (81-91) <b>B</b>                                                |  |                            |             |
| (69-80) <b>C</b>                                                |  |                            |             |
| (55-68) <b>D</b>                                                |  |                            |             |
| (39-54) <b>E</b>                                                |  |                            |             |
| (21-38) <b>F</b>                                                |  |                            |             |
| (1-20) <b>G</b>                                                 |  |                            |             |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                            |             |
| England & Wales                                                 |  | EU Directive<br>2002/91/EC |             |



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