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Glynernis, Lon Caron, Tregaron, Ceredigion, SY25 6JH
Offers In The Region Of £255,000

An attractively positioned detached dormer bungalow standing in a large plot of approximately 0.2 of an acre enjoying pleasant views on the outskirts of town of Tregaron. Offering spacious 3 bedroomed accommodation with attached garage and deserving of some sympathetic modernisation.

With a large living room and separate dining/sitting room there is plenty of space at this property making it ideal for family or retirement purchasers.

LOCATION



The property is located on the edge of the popular Teifi valley and market town of Tregaron enjoying attractive views towards the Cambrian mountains and overlooking adjacent farmland. Tregaron offers a good range of everyday facilities including doctors surgery, chemist, shops, public houses together with 3-16 schooling and nestling between the Cors Caron Natural Nature Reserve and the Cambrian mountains being an area popular with those having country pursuits at heart. The property is also some 8 miles from the university and market town of Lampeter and some 16 miles from the larger town of Aberystwyth with a good selection of retail facilities including Marks & Spencers, Tesco, Next etc.

DESCRIPTION



An attractive detached dormer bungalow offering deceptively spacious accommodation having been constructed we understand in the 1970's and is an ideal opportunity for the prospective purchasers to purchase a property and put their own stamp on completion of a sympathetic modernisation program. The property has the benefit of electric night storage heaters and uPVC double glazing and provides more particularly the following -

RECEPTION HALL

9'7" x 7'2" (2.92m x 2.18m)



with attractive oak flooring, tongue and groove ceiling, night storage heater, open tread staircase to first floor spacious under stairs storage area.

CLOAKROOM off



Having toilet and wash hand basin, access to loft

LIVING ROOM

17'8" x 12'6" (5.38m x 3.81m)



With re-constituted stone fireplace we are informed with open flue, large front window, sliding glazed doors opening to -

DINING AREA

12'6" x 10'6" (3.81m x 3.20m)



Night storage heater, stone fireplace, large side window

REAR KITCHEN

11'1" x 10'6" (3.38m x 3.20m)



With a modern range of kitchen units at base and wall level incorporating single drainer sink unit, plumbing and space for automatic washing machine, night storage heater

REAR HALLWAY

door to side lobby leading to garage

GROUND FLOOR BEDROOM

9'10" x 8' (3.00m x 2.44m)

Night storage heater, rear window

FIRST FLOOR - LANDING



Night storage heater, access to under-eaves storage areas and door to airing cupboard with hot water cylinder, large side window with views towards the mountains

BEDROOM 1

13'10" x 14'4" (4.22m x 4.37m)



With built-in wardrobes, large front dormer window, night storage heater

BATHROOM



Having panelled bath, separate walk-in shower, toilet, wash hand basin, rear window

BEDROOM 2

9'8" x 8'9" (2.95m x 2.67m)



Night storage heater, side window

EXTERNALLY



A feature of this property are its extensive gardens and grounds located on a spacious corner plot with a side driveway leading to attached garage 21' x 9'8", spacious gardens and grounds, an ideal family or retirement property.

DIRECTIONS



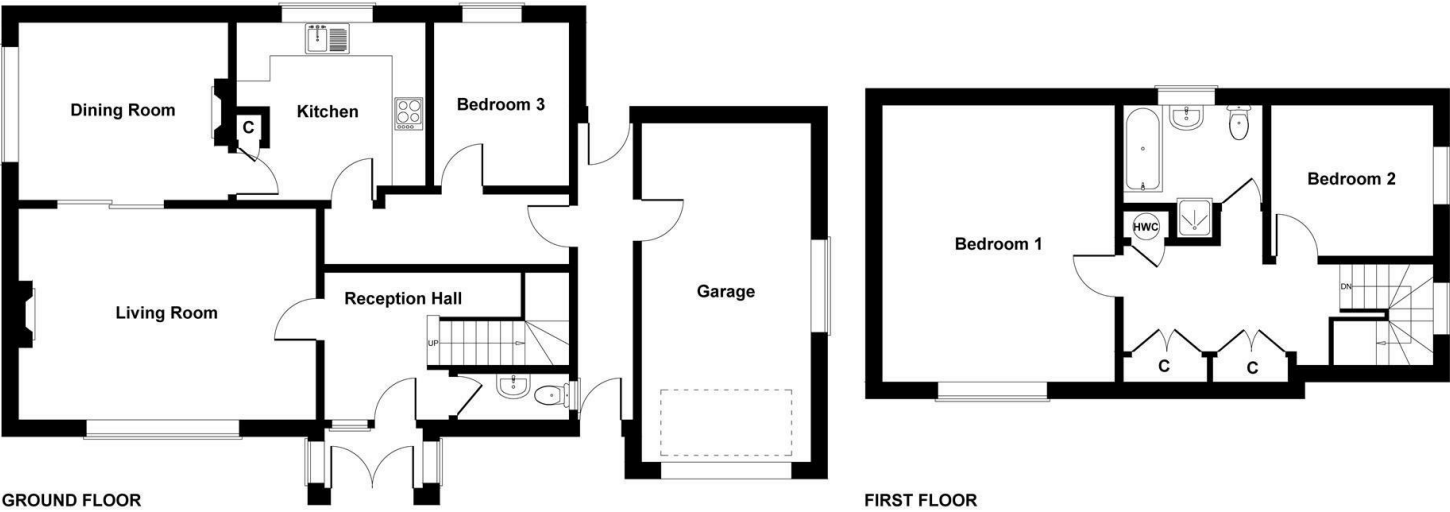
From Tregaron take the Pontrhydfendigaid road and the property is the last but one on the right hand side leaving Tregaron as identified by the agents for sale board.

COUNCIL TAX BAND -

SERVICES

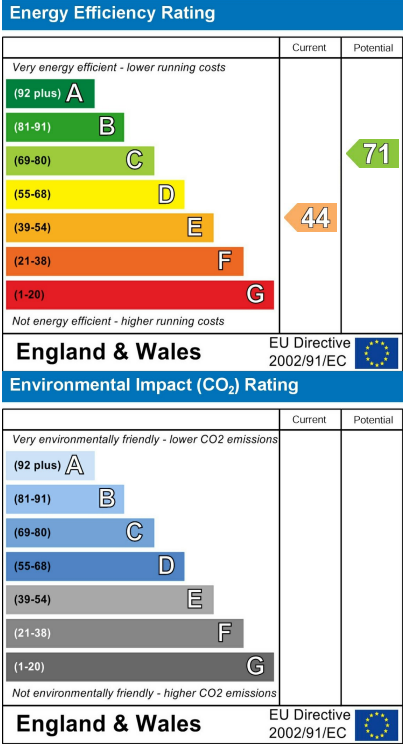
We understand the property is connected to mains water, mains electricity and mains drainage.

Glynernis



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



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