

Glangors Tregaron

Offers Over £400,000

- Delightful residential smallholding set in approx 4.75 acres
- Attractive lodge style bungalow with
- Two Double bedrooms and two bathrooms
- Living room, Conservatory and dining room
- Energy efficient home with Air source underfloor heating, Solar Panels and Triple Glazing
- Double Garage and further timber buildings
- Mature extensive gardens with greenhouse and vegetable growing areas and orchard
- Adjoining the Cors Caron National Nature Reserve and Cycle track with miles of walking on your doorstep
- Close to Tregaron nestling in the foothills of the Cambrian Mountains
- Chain Free



A delightful residential smallholding with a refurbished 2 bedroom, 2 bathroomed lodge style property offering a high standard of residential accommodation with a highly energy efficient design and construction to yield the lowest running costs, with air source heating, triple glazing and solar pv panels, together with a welcoming wood burning stove.

Positioned in a pretty rural location on the edge of the Cors Caron National Nature Reserve together with a useful double garage/workshop, further outbuildings, cottage style kitchen gardens, grassed areas and paddocks, in all approximately 4.75 acres or thereabouts.

LOCATION

Delightfully situated adjoining the B4343 Tregaron to Pontrhydfendigaid roadway, in a delightful location overlooking the Cors Caron National Nature Reserve and adjoining the Cors Caron cycle track that leads from Tregaron to Aberystwyth, providing purchasers with miles of walking , cycling and outriding facilities on your door step. Tregaron is a popular small market town with a good range of facilities including primary and secondary school, doctors surgery chemists shops, cafes pubs etc and is also convenient to the larger towns of Lampeter to the south and Aberystwyth to the north.

Nestling in the foothills of the Cambrian Mountains the area is renowned for its natural beauty and country pursuits.

DESCRIPTION

An attractive bungalow style lodge residence of timber frame construction with red cedar cladding offering refurbished high insulated qualities with the benefit of efficient heating systems including triple glazing, air source heating via under floor heating, solar pv panels with lucrative feed - in tariff and hot water solar panels

In our opinion, the property offers considerable potential for income generation uses, such

as glamping pods, shepherds huts etc (subject to planning consent) taking into account its location.

The property offers comfortable accommodation with a welcoming wood burning stove and affords more particularly the following -

FRONT ENTRANCE DOOR to PORCH

with tongue and groove ceiling

INNER HALLWAY

with underfloor heating controls

LIVING ROOM

15'8" x 15'7" (4.78m x 4.75m)

A wood burning stove only one year old on a tiled hearth

FRONT FEATURE CONSERVATORY

15' x 11' (4.57m x 3.35m)

with french doors leading to attractive patio terrace overlooking the garden, solid oak flooring

MASTER BEDROOM

11'2" x 11'7" (3.40m x 3.53m)

with -

EN-SUITE BATHROOM

including wet room facility with tiled walls and floor, corner spa bath with shower attachment, toilet, wash hand basin



BEDROOM 2

13'2" x 11'9" (4.01m x 3.58m)

with double aspect windows, full length built-in wardrobe suite with mirror fronts

SEPARATE SHOWER ROOM

being half tiled with shower cubicle having power shower, toilet, wash hand basin, access to hot water tank

DINING ROOM

11'9" x 11'7" max (3.58m x 3.53m max)

KITCHEN

7'3" x 9'6" (2.21m x 2.90m)

with range of attractive fitted kitchen units at base and wall level incorporating 1 1/2 bowl sink unit, electric cooker point, dishwasher space

UTILITY ROOM

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

with base units having single drainer sink unit, plumbing for automatic washing machine, side window, rear entrance door.

EXTERNALLY

The property has an attractive approach with a gated entrance onto a patterned presscrete driveway with extensive parking facilities for several vehicles, this leads to a double garage 20'4" x 19'4" with front up and over door, power connected, water tap. Rear timber workshops.

To the front of the property are extensive grassed garden areas with aluminium greenhouse, raised vegetable gardens, orchard area with apple, pear and cherry trees, soft fruit bushes, together with further elongated paddock area and separate off lying paddock area in all we are informed approximately 4.75 acres or thereabouts.

DIRECTIONS

From Tregaron, take the Pontrhydfendigaid road and the property can be found on the left hand side just before the NRW visitor centre.



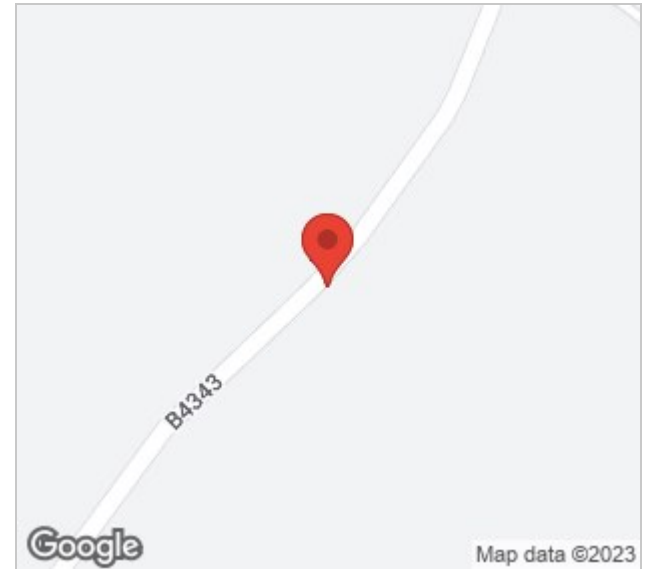


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd, 2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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