

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)**



## Pendre Mountain Road, Tregaron, Ceredigion, SY25 6NF

### Asking Price £175,000

Nestled on Mountain Road in the charming town of Tregaron, this delightful characterful cottage offers a perfect blend of modern comforts and rustic charm. With three well-proportioned bedrooms and two inviting reception rooms, this home is ideal for families or those seeking a peaceful retreat.

The heart of the home is the modern kitchen, which is both stylish and functional, making it a joy for cooking and entertaining. The bathroom has also been thoughtfully updated, ensuring convenience and comfort for all residents. For those chilly evenings, the two wood-burning stoves provide a warm and cosy atmosphere, perfect for relaxing after a long day.

One of the standout features of this property is the attractive enclosed rear garden, which boasts stunning views towards the Cambrian Mountains. This outdoor space is perfect for enjoying the fresh air, gardening, or simply unwinding in a tranquil setting. Additionally, the property benefits from solar PV panels, promoting energy efficiency and sustainability.

Situated on the edge of Tregaron, residents will enjoy easy access to the Cors Caron Nature Reserve, a haven for nature lovers and outdoor enthusiasts. The local area also offers a good range of amenities, ensuring that all daily needs are within reach.

This charming cottage is a wonderful opportunity for anyone looking to embrace a lifestyle surrounded by natural beauty while enjoying the comforts of modern living. Don't miss the chance to make this lovely property your new home.



## Location



Attractively located on the edge of the popular market town of Tregaron offering a good range of local amenities. Tregaron is attractively positioned in the foothills of the Cambrian Mountains and on the edge of the Cors Caron national nature reserve, being ideal for those having nature and conservation interests with miles of scenic walks nearby.

## Description



An attractive characterful cottage with many retained character features, having 2 cosy reception rooms each with a woodburning stove, modern kitchen and bathroom, 3 bedrooms and loft room with potential for further accommodation. The property has the benefit of electric heating with 14 PV solar Panels and part UPVC double glazing to the rear, and affords more particularly the following accommodation:

### Front entrance door to:

## Hallway

3'7 x 14 (1.09m x 4.27m)



Electric meter, quarry tiled floor.

## Front living room

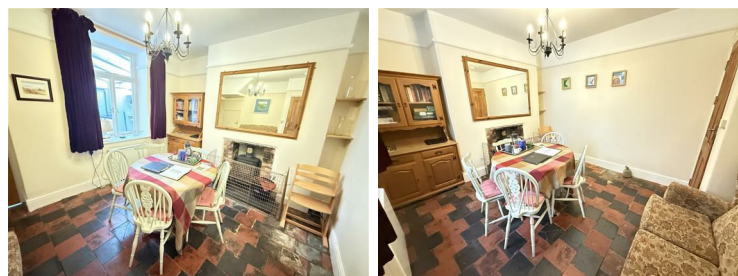
10'7 x 11'4 (3.23m x 3.45m)



Front window, fireplace having woodburning stove inset, electric heater.

## Dining room

12'10 x 10'6 (3.91m x 3.20m)



Quarry tiled floor, fireplace with woodburning stove, door to understairs storage cupboard.



## Kitchen

11 x 7 (3.35m x 2.13m)



With a modern range of kitchen units, providing hob and oven, single drainage sink unit, space for fridge/freezer, rear window, door to utility room

## Utility room/ Conservatory

11 x 7'4 (3.35m x 2.24m)



With polycarbonate roof, tiled floor, room and plumbing for automatic washing machine and dishwasher. Rear entrance door.

## FIRST FLOOR

### 1/2 landing

### Rear Bathroom

10'10 x 7 (3.30m x 2.13m)



Having tiled walls, with bath having power shower unit over, wash hand basin, toilet, heated towel rail, storage cupboard, separate airing cupboard with pressurised hot water cylinder.

## Landing



Night storage heater, steps to loft room.

## Bedroom 1

10'5 x 9'7 max (3.18m x 2.92m max)



Rear window with attractive views, electric heater.

## Bedroom 2

10'1 x 8'7 (3.07m x 2.62m)



Front window, ornamental fireplace.



### Bedroom 3

10'11 x 6'6 (3.33m x 1.98m)



Having tongue & groove ceiling, front window.

### Loft room

15'6 x 16 overall (into eaves) (4.72m x 4.88m overall (into eaves))



In our opinion this has potential to be converted to provide further accommodation (STC)

### Externally



The property has a lovely enclosed rear garden with initial patio area and steps rising up to lawned area. This leads to a further patio/terrace area currently overlooking open land and with views towards the Cambrian Mountains. Secure enclosed fenced garden, we are informed the property has the benefit of a right of way over adjacent properties to access the rear garden if required.

### Council Tax - B



We are informed the property is Council Tax Band B which is £1,786 per annum (2025-2026)

### Services



We are informed the property is connected to mains water, mains electric with solar PV panels, mains drainage, electric heating, Part UPVC double glazing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 <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



5 NOTT SQUARE, **CARMARTHEN**,  
CARMARTHENSHIRE, SA31 1PG  
**Tel:** (01267) 236611



MART OFFICE, **LLANYBYDDER**,  
CEREDIGION, SA40 9UE  
**Tel:** (01570) 480444



1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
**Tel:** (01545) 570462

**Partners** Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,