

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



47 Pwllswyddog, Tregaron, Ceredigion, SY25 6JG
Asking Price £149,950

A deceptively spacious detached 3 bedroom bungalow with easy to maintain grounds in a popular residential location on the outskirts of the upper Teifi valley and market town of Tregaron within walking distance of a good range of local amenities and sitting in the foothills of the Cambrian mountains.

*** Available Chain Free ***

LOCATION

Attractively positioned in a popular residential locality known as Pwllswyddog, on the outskirts of the Teifi valley and market town of Tregaron. Tregaron offers a good range of everyday amenities including shop, post office, public houses, chemist, doctors surgery, 3 to 16 schooling and popular with those having country pursuits at heart, being on the edge of the Cors Caron National Nature reserve and sitting in the foothills of the Cambrian Mountains.

DESCRIPTION

A detached bungalow residence of traditional construction having the benefit of mainly uPVC double glazing and oil fired central heating. The property offers the following accommodation -

SIDE ENTRANCE DOOR to

KITCHEN/DINER

11'4" x 9'9" (3.45m x 2.97m)



with a range of fitted kitchen units at base and wall level incorporating oven, hob and space for automatic washing machine, single drainer sink unit, oil fired central heating boiler, radiator

HALLWAY



Separate front entrance door, radiator, access to airing cupboard with copper cylinder

LIVING ROOM

13' x 11' (3.96m x 3.35m)



With brick fireplace having parkray range inset (currently not operational), radiator, front window

OFF THE INNER HALLWAY -

BEDROOM 1

11'4" x 11'3" (3.45m x 3.43m)



Radiator

BEDROOM 2

8'7" x 8'3" (2.62m x 2.51m)



Radiator, built-in wardrobes

BEDROOM 3

8'9" x 5'9" (2.67m x 1.75m)



Radiator

BATHROOM



With a panalled bath having shower unit over, pedestal wash hand basin, toilet, part tiled walls, door to storage cupboard.

EXTERNALLY

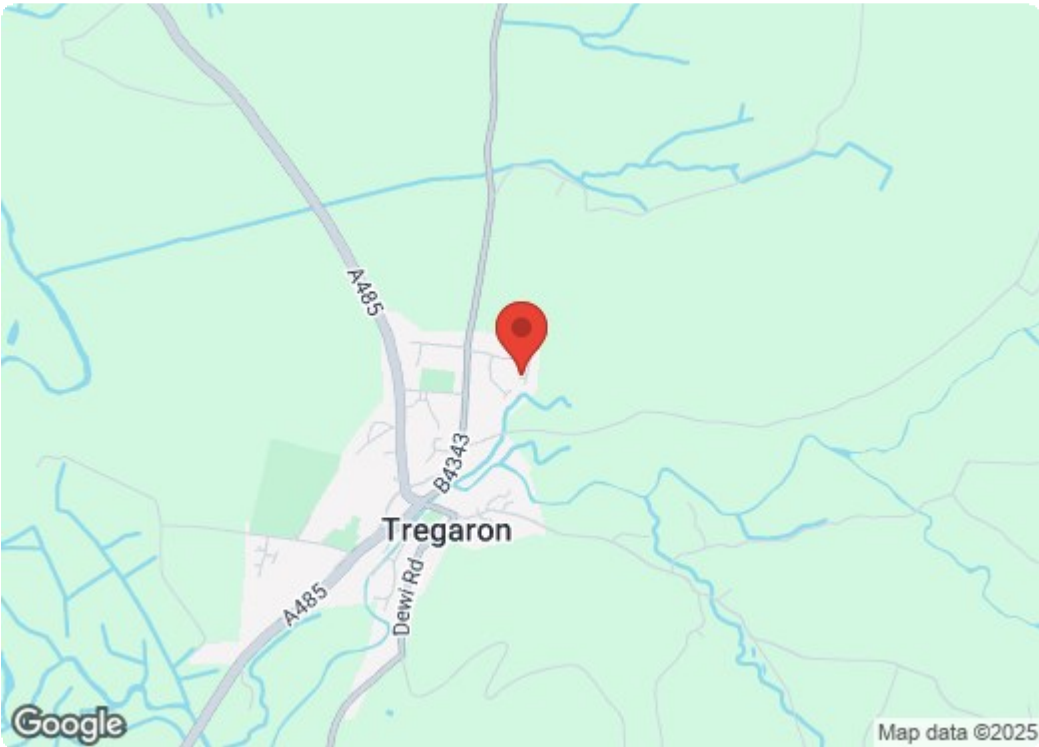
Front parking area and front garden, further rear garden area, the whole being easy to maintain making this a property ideal for retirement or 1st time buyers.

SERVICES

We are informed the property benefits from connection to mains water, mains electricity and mains drainage, oil fired central heating.

COUNCIL TAX BAND - C

Amount Payable: £1696 <http://www.mycounciltax.org.uk/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	61	
(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



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.,