



4 Bedroom Detached Bungalow
Dyffryn,
Tregaron, Ceredigion. SY25 6HL

ASKING PRICE: £259,950
www.iestynleyshon.com



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Tregaron is located in the upper reaches of the Teifi Valley at the foothills of the Cambrian Mountains, within 16 miles from the University Town Coastal Resort and Administrative Centre of Aberystwyth and 11 miles North from the University Town of Lampeter. The Town of Tregaron offers a wide range of amenities including Public House, Convenience Store, Hotel, Primary and Secondary Schooling, Leisure Centre, Garage, Places of Worship, Doctors Surgery and Chemist. A wider range of amenities is available in Aberystwyth and Lampeter. Here lies an appealing detached bungalow enjoying a generous plot on the edge of Tregaron with a rural surroundings.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

The property has been occupied by an elderly person in recent times and offers deceptive 4 bedroomed accommodation that benefits from oil fired central heating and double glazing. Externally it enjoys an extensive plot with ample parking to front. In all an appealing property at the foothills of the Cambrian Mountains.

GROUND FLOOR ONLY

UPVC double glazed front entrance door leading to

Porch

With other doorway with ramped access with hardwood entrance door to

Open plan lounge 5.11m x 4.95m

With window to front, LPG fired coal effect fire, power points, 3 ceiling lights, double panel radiator, wall lights and door to

Kitchen/dining room 5.42m x 3.89m

With range of oak fronted units comprises of 2 corner cupboards, integral fridge, 8 base cupboards, 6 drawer cupboards, 2 glass displays, 11 wall cupboards, worktops above incorporating single drainer sink with rinse bowl, 5 twin power points, dual fuel rangemaster 110 leisure cooking range with LPG hob and electric ovens under, sliding patio door to outside rear, door to

Utility room 2.97m x 1.50m

With plumbing for automatic washing machine, free-standing Worcester oil fired boiler which heats hot water and heating, master programmer, door to

Shower room

with low level shower tray with Gainsborough shower unit above, low flush wc, wash hand basin.

Front Bedroom 4.59 m x 2.95m

With window to front and side, double panel radiator, pedestal wash hand basin, 2 twin power points.

Rear Bedroom 2.90m x 2.79m

Window to rear, built in double wardrobes, 2 twin power points, panel radiator.

Front Bedroom 3.51m x 2.88m Window to front, panel radiator, 3 twin power points, TV points, BT point and built in wardrobe.

Other Front Bedroom 3.63m x 2.38m

Window to front, panel radiator, twin power point, built in wardrobe.

Internal Hall

With twin power point and door to

Bathroom

With pedestal wash hand basin, low flush WC, panel bath, half tiled walls, extractor fan.

Outside

To front, gated access driveway with loose gravelled hard standing, established ornamental trees, pathways to side leading to south facing rear garden enclosed by privy hedge, timber built garden store shed, old dog kennels, PVC oil tank.

Services

Mains electric, water, private drainage, oil fired central heating system, council tax band

General

This bungalow occupies a rural location yet within walking distance of Tregaron town being ideal for couples of all age groups or families seeking an affordable 4 bedroom property. For further details please apply to Iestyn Leyshon on 01970 626585 who will be pleased to arrange a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			