



3 Bedroom Terraced House Completely renovated to a high modern standard. 2 Reception rooms. En-Suite facilities. Rear access to detached workshop.

Gernos, The Square

Tregaron, Ceredigion. SY25 6JL

ASKING PRICE: £269,950

www.iestynleyshon.com



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The property is situated in the market town of Tregaron 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. This traditional home is built of solid stone walls with rendered external elevations. The main walls support a pitched roof laid with slate. The property has been modernised using quality fixtures and fittings and completed to a high standard of finish. The attention to detail and commitment to complete the renovation works is a complement to the owner .

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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.

GROUND FLOOR

Central front entrance door leading to inner porch with glazed door to:

Reception Hall

With stairs to first floor and doors to:

Lounge 6.19m x 3.32m

With window to front and rear. Seven twin power points.

Dining Room/4th Bedroom 3.83m x 2.99m

With window to front. Four twin power points. Television point.

Understairs storage Cupboard.

With electric consumer unit. Light.

Shower Room

Wet room with tiled floor and walls. Wash hand basin. Low flush WC. Shower adaptor.

Kitchen 3.63 m x 3.00m

With range of modern fitted units comprise of larder cupboard with pull out rack shelving. Two pan drawers. Three drawer cupboards Induction four ring hob. Mid mounted oven and microwave. Integral fridge and freezer. Dishwasher. Seven base cupboards. Six wall cupboards. Work tops above incorporating single drainer stainless steel sink with drainer. Six twin power points.

Rear Entrance/Utility Room 4.77m x 2.52m

With window to side and door to outside rear. Plumbing for automatic washing machine. Single drainer sink. Glazed doors to:

Plant Room

Housing Factory lagged hot water cylinder with buffer tank. Underfloor central heating manifold. Two pump stations and main control panel.

First Floor

Approached by easy rise staircase.

Walk in Linen Cupboard. m x m With window to rear adding natural light. Four fitted linen shelves.

Central Landing area.

With access hatch to insulated loft space and housing heat recovery system.

Family Bathroom

With low flush WC. Pedestal wash hand basin. Shower cubicle with Mira. Feature towel radiator.

Front Bedroom 4.80m x 3.30m

With two windows to front. Four twin power points High level power point. Triple sliding door front wardrobe.

Main Bedroom 3.52m x 2.76m

With window to front. Built in wardrobe. Four twin power points. High level power point. Door to:

En-Suite

Low level flush WC. Pedestal wash hand basin. Shower cubicle with GROME shower adaptor. Chrome duel heat towel radiator.

Outside To rear via covered vehicular access way leading to rear garden laid to loose gravel enclosed to the main with stone wall with aspect of open green area of land. Detached two storey traditional stone and slate built workshop. Ideal storage or alternatively work studio or additional living accommodation subject to the usual requisite permissions. Wall mounted STIEBLE ELTRON air source heat pump.

Services

Mains electric, water and drainage. Heating by way of air source boiler with underfloor heating and traditioal radiators to the first floor. Telephone subject to BT terms and conditions. Council tax Band ?

General

This family town house has been extensively renovated to a very high standard providing the ultimate modern house. A very comfortable living environment is created with highly insulated floors, walls, loft and the installation of a state-of-the-art whole house mechanical ventilation and heat recovery (MVHR) system. Heating of the house and constant hot water supply is provided by a highly efficient and sophisticated Stiebel Eltron air source heat pump with minimum running cost. The system is connected to the internet enabling remote diagnostic and monitoring. This is an excellent opportunity for prospective buyers to secure a future proof house. For further details please apply to Iestyn Leyshon 01970 626585 who will be please to arrange your viewing.

