

# **MSPROPERTIES** ESTATE AGENCY

Gernos The Square, SY25 6JL

**GUIDE PRICE £270,000**

**FOR SALE / AR WERTH**



## **Property Features:**

- 3/4 Bedrooms
- Recently Renovated
- Viewing Recommended
- Mid Terraced House
- Air Source Heating
- Tregaron - Town Centre
- Useful Workshop

## Description

### SUMMARY

A freehold 3-4 Bedroom town house. Extensively renovated to current standards. Ideal family home with modern fixtures and fitting and ensuite facilities to the main bedroom. Useful detached workshop. In central town location within level walking distance to local shops.

### DESCRIPTION

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.

## Floor Plan

**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 ( 20'4" ) x 3.32m ( 10'11" )

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

**Dining Room/4th Bedroom:** 3.83m ( 12'7" ) x 2.99m ( 9'10" )

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

**Understairs Storage Cupboard:**

With electric consumer unit and light.

**Shower Room:**

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

**Kitchen:** 3.63m ( 11'11" ) x 3.00m ( 9'11" )

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 ( 15'8" ) x 2.52m ( 8'4" )

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:**

With window to rear adding natural light. Four fitted linen shelves.

**Central Landing Area:**



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