

MSPROPERTIES

ESTATE AGENCY

Gernos, 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:



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 (15'9") x 3.30m (10'10")

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

Main Bedroom: 3.52m (11'7") x 2.76m (9'1")

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:

We are advised that mains electric, water and drainage are connected. Heating by way of air source boiler with underfloor heating and traditional radiators to the first floor. Telephone subject to BT terms and conditions. Council tax Band C.

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



EPC Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		74	84			62	80
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			