

# MSPROPERTIES

## ESTATE AGENCY

Dyffryn Tregaron, SY25 6HL

**GUIDE PRICE £199,000**

**FOR SALE / AR WERTH**



### Property Features:

- Oil fired Central Heating System
- 4 Bedrooms
- Open plan Lounge
- Foothills of the Cambrian Mountair
- EPC Rating - D
- Detached Bungalow
- Private Rural location

## Description

BY AUCTION - A freehold detached four bedroom Bungalow in a rural location yet on the outskirts of the market town of Tregaron. The property provides good size accommodation ideal for couples of all age groups or families seeking a conveniently located property yet with a rural surroundings.

### DESCRIPTION

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. 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 fronton. In all an appealing property at the foothills of the Cambrian Mountains.

Online Auction date 9 December - 12pm until 11 December 2024 12:30pm

<https://www.auctionhouse.co.uk/wales/auction/lot/134476>

## Floor Plan

**AWAITING  
FLOORPLAN**



**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 ( 16'10" ) x 4.95m ( 16'3" )

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 ( 17'10" ) x 3.89m ( 12'10" )

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 ( 9'9" ) x 1.50m ( 5'0" )

With plumbing for automatic washing machine, freestanding 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:** 4.59m ( 15'1" ) x 2.95m ( 9'9" )

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

**Internal Hall:**

With twin power point and door to:

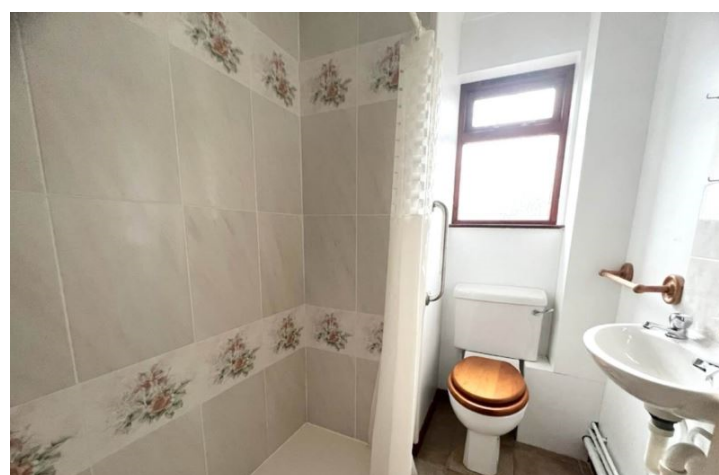
**Bathroom:**

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

**Rear Bedroom:** 2.90m ( 9'7" ) x 2.79m ( 9'2" )

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

**Front Bedroom:** 3.51m ( 11'7" ) x 2.88m ( 9'6" )



Window to front, panel radiator, 3 twin power points, TV points, BT point and built in wardrobe.

**Other Front Bedroom:** 3.63m ( 11'11" ) x 2.38m ( 7'10" )

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

**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 tanks.

**Services:**

Mains electric, water, private drainage, oil fired central heating system.

**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.

**Viewings:**

All Viewings by appointment only. Please contact the office on 01970 617979 or Sales@msproperties.co.uk to arrange.

**Important Information:**

ANTI-MONEY LAUNDERING REGULATIONS  
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing on the sale.



**EPC Certificate**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92+) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>60</b>		<b>81</b>
EU Directive 2002/91/EC		EU Directive 2002/91/EC	