

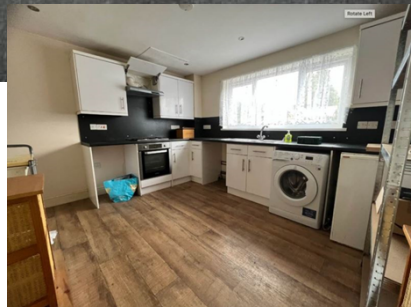
# MSPROPERTIES

## ESTATE AGENCY

Woodbridge House, Tregaron, SY25 6ND

**GUIDE PRICE £149,950**

**FOR SALE / AR WERTH**



### Property Features:

- First Floor Bathroom
- Extended Property
- Double Fronted Property
- Oil fired Central Heating System
- Double Glazing
- End Terrace
- Freehold
- 3 Bedrooms

## Description

### SUMMARY

priced to sell & no onward chain

A most charming 3 bedroomed end terraced extended cottage conveniently located within the popular small market town of Tregaron, and being within walking distance to the town centre. The property offers well presented modernised accommodation throughout with full oil central heating and double glazing and ready for immediate occupation.

### DESCRIPTION

The property offers well presented modernised accommodation throughout with full oil central heating and double glazing and ready for immediate occupation. Outside there is a level rear garden with patio area, large garden shed/workshop and summer house. The property enjoys lovely views to the rear across open countryside and towards the river Teifi. The towns of Lampeter and Aberystwyth are approx 9 and 18 miles respectively. The property which comprises an end terrace of three cottages is built mainly of stone walls lying under a slate roof with a more recent cavity double storey extension to the rear, and benefiting from oil fired central heating and double glazing. The accommodation has been modernised and upgraded in recent years and now provides well presented accommodation throughout.

## Floor Plan

### **Open Plan Lounge/Dining Room:**

UPVC half glazed central front entrance door leading to open plan living room with two windows to the front, and window to rear. Two radiators, T.V. Point, access to the First Floor via a timber staircase, feature fireplace.

**Kitchen/Breakfast Room:** 3.77m ( 12'5" ) x 3.80m ( 12'6" )

With range of white fronted kitchen units comprises of 4 base cupboards, 2 drawer cupboards, 4 wall cupboards, worktops above incorporating single drainer stainless steel sink with rinse bowl, plumbing for automatic washing machine, cooker control with power point, 4 twin power point, electric spur for appliances, double panel radiator, ceiling down lights, free standing oil fired boiler, upvc window to rear and door to outside.

### **First Floor:**

Approached by easy rise staircase with split landing leading to:

**Rear Bedroom:** 3.35m ( 11'0" ) x 2.68m ( 8'10" )

With window to rear, double panel radiator, 3 twin power points.

### **Shower Room:**

With low flush wc, shower cubicle with triton T80 shower unit above, pedestal wash hand basin, shaver light with point.

**Front Bedroom:** 3.45m ( 11'4" ) x 3.00m ( 9'11" )

Window to front, 3 twin power points, double panel radiator, linen cupboards with fitted shelves.

**Main Bedroom:** 4.23m ( 13'11" ) x 2.89m ( 9'6" )

Window to front and rear, double panel radiator, 3 twin power point, TV point.

### **Outside:**

With pedestrian access to side leading to rear garden with timber built garden workshop (4.5m x 3.183m), PVC oil tank, part of the garden can easily be cultivate to provide a vegetable garden. To the rear, paved patio area with timber built garden summer house.

### **Services:**



Mains electric, water and drainage, telephone subject to BT t&c, oil fired central heating system.

**General:**

This is an excellent opportunity of purchasing a conveniently located townhouse with a pleasant aspect to rear and offers good sized bedrooms, ideal for couples of all age groups or families seeking an affordable house.

**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                    |  | Current         | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current         | Potential |
|---|--|-----------------|-----------|---|--|-----------------|-----------|
| Very energy efficient - lower running costs |  |                 |           | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                 |           |
|   |  | 53              | 80        |   |  | 52              | 78        |
| EU Directive 2002/91/EC                     |  | England & Wales |           | EU Directive 2002/91/EC   |  | England & Wales |           |