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9 Minygors, Tregaron, SY25 6HZ

Asking Price £160,000

An attractively situated 3 bedroomed semi-detached property enjoying a pleasant position in the market town of Tregaron with delightful, unspoilt countryside views. The property offers light & airy & well-proportioned accommodation, including a sizeable kitchen/diner, downstairs shower room & provides an excellent opportunity for purchasers to modernise & put their own stamp on the home. Externally, there is an enclosed lawned garden providing a private & manageable outdoor space. With plenty of potential and a convenient location, this appealing property would make an ideal first-time buy, family home or downsizing opportunity.

** AVAILABLE CHAIN FREE **

Location



The property is situated in a particularly desirable setting within the renowned upper Teifi Valley market town of Tregaron, being walking distance from a good range of everyday amenities including shops, public houses, bowls club, cafés, schooling and leisure facilities etc. The popular town of Lampeter is also within convenient travelling distance to the south whilst the university town of Aberystwyth is convenient to the north. The area is particularly noted for its beautiful scenery, peaceful rural lifestyle and excellent opportunities for walking, cycling and outdoor pursuits & the property enjoys attractive views over the unspoilt countryside.

Description



This 3 bedroomed property is well proportioned, spacious & has excellent potential to modernise & improve & benefits from uPVC double glazing electric storage heaters. The property would be an ideal first time purchase as a blank canvas, ready to put your own stamp on & make it your own. The property affords more particularly the following -

Front Entrance Door to -

Entrance Hallway



with stairs to first floor, doors to -

Living Room

13'6" x 10'9" (4.11m x 3.28m)



A spacious front living room with an abundance of natural light, with Victorian fireplace & tiled hearth.

Kitchen / Diner
6'3" x 5'3" (1.91m x 1.60m)



A spacious and practical kitchen positioned to the rear of the property, enjoying a pleasant outlook over the garden. The kitchen is fitted with a good range of base and wall units, complemented by an electric oven and hob with extractor hood over, tiled flooring and useful pantry space providing additional storage.

Side Entrance Lobby



with tiled flooring, side entrance door & door to -

Shower Room
6'3" x 5'3" (1.91m x 1.60m)



A practical & useful downstairs shower room with electric shower, wash hand basin, WC, extractor fan, tiled flooring & access to loft

FIRST FLOOR

Landing



with access to loft & doors to -

Airing Cupboard
with hot water cylinder

Rear Bedroom
11' x 10' (3.35m x 3.05m)



A spacious bedroom enjoying pleasant views over the unspoilt countryside, with built in wardrobe / hanging space

Bedroom 3
8'4" x 8'2" (2.54m x 2.49m)



A useful & versatile third bedroom, equally suitable as a home office / study or a hobby room.

Front Bedroom
11'4" x 11' (3.45m x 3.35m)



with built in wardrobe / hanging space

Bathroom
8'5" x 6'0" (max (2.59m x 1.83m (max)



A fully tiled bathroom suite with bath & shower over, WC, wash hand basin with vanity unit, heated towel rail, & extractor fan

Externally



The property benefits from attractive, enclosed and easily manageable grounds, with a charming walled frontage creating an appealing approach. Lawned gardens extend to both the front and rear, complemented by mature hedgerow boundaries providing a pleasant degree of privacy and shelter.

Garden Shed w/ Lean To



Services

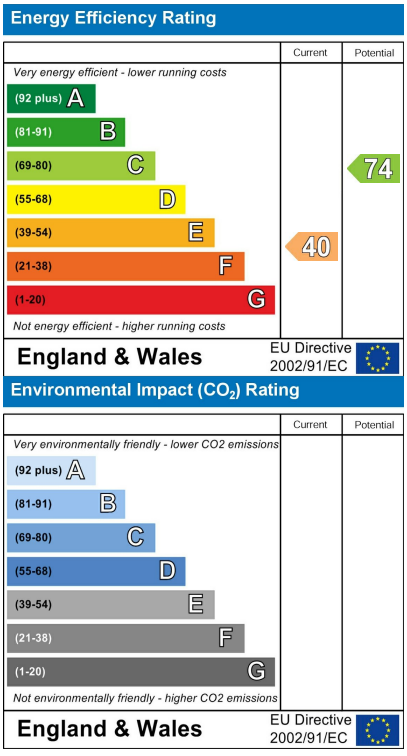
We understand that the property is connected to mains water, electricity & drainage.

Council Tax Band 'C'

Directions

What3Words: irritated.firepower.overlook





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