



**Gilfachwen, 45 Pwllswyddog,
Tregaron Ceredigion SY25 6JG**

Guide price £225,000



FOR SALE BY PRIVATE TREATY

Enjoying a convenient edge of town location, on a large corner Plot, a double glazed and centrally heated detached 3 bedroomed bungalow with detached garage.

GILFACHWEN
45 PWLL SWYDDOG
TREGARON
CEREDIGION
SY25 6JG

PRICE GUIDE - £225,000
(NO ONWARD CHAIN)

We are pleased to offer for sale this well-located bungalow which is located within walking distance of all amenities on offer at this picturesque market town. Local amenities include general stores, public houses and both primary and secondary schools.

Gilfachwen provides for well looked accommodation as highlighted on the floor plan. In addition to the detached garage and attached utility room there is ample off road parking and lawned areas to both the front and rear.

The university and market town of Aberystwyth is some 18 miles travelling distance on the coast and Lampeter is some 11 miles to the South.

TENURE

Freehold

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

MONEY LAUNDERING REGULATIONS

Successful parties will be required to Provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

COUNCIL TAX

Band C

VIEWING

Strictly by appointment with the sole selling agents. Only prospective purchasers who are cash buyers or have a sale agreed subject to contracts.

Aled Ellis & Co Ltd, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

Gilfachwen provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with radiator, storage cupboard and airing cupboard with radiator. Access to boarded roof space and light.

L SHAPED LIVING ROOM/ DINING ROOM

20'7 x 22'5 max (6.27m x 6.83m max)



with bay window to fore together with patio doors to rear. Feature fireplace, 3 radiators and ceiling lights.

KITCHEN

11' x 11'1 (3.35m x 3.38m)



comprising 1 ½ bowl stainless steel sink unit with mixer tap, range of base units with concealed dishwasher and fitted Hotpoint electric cooker with 4 ring hob over. Worktops, eye level units with extractor fan, tiled splashbacks and extractor hood. Appliance spaces, tiled floor, ceiling lights and door to garden. Freestanding oil-fired central heating boiler, radiator and window to rear.



INNER HALLWAY

leading to

BATHROOM

5'5 x 7' (1.65m x 2.13m)



comprising bath, wc and wash hand basin, extractor fan, radiator and obscured window to rear.

BEDROOM 1

9'6 x 9'2 (2.90m x 2.79m)



with fitted wardrobe, shower cubicle, radiator and window to rear.

BEDROOM 2

12'6 x 10'9 max (3.81m x 3.28m max)



with fitted wardrobe radiator and window to fore.

BEDROOM 3

8'8 x 9'2 (2.64m x 2.79m)



with radiator and window to fore.

EXTERNALLY

Front garden with pedestrian path to front entrance door, tarmacadamed driveway and turning area leading to

DETACHED GARAGE

17' x 9'9 (5.18m x 2.97m)

with electronically controlled up and over door. Access to roofspace.

ATTACHED UTILITY SHED

6'6 x 7'3 (1.98m x 2.21m)

comprising single drainer sink unit, tiled floor, appliance spaces and power connected.

REAR LAWN AREA

with side pedestrian access.

DIRECTIONS

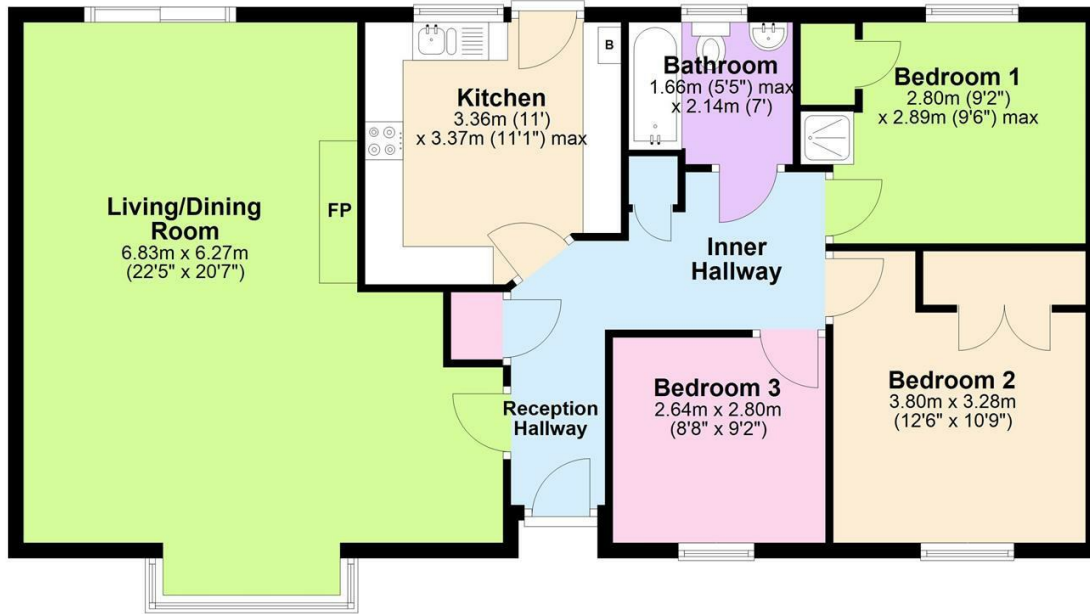
(OS Grid Ref: SN 68205 60161)

WHAT3WORDS – costumed.hardens.beefed

From Aberystwyth take the A487 trunk road South to Llanfarian before turning left onto the A485 road. Proceed through the villages of Llanilar, Lledrod and Bronant to Tregaron. Upon entering the village turn left passing the livestock market (on your right hand side). At the T Junction turn left and almost immediately right onto Pwllswyddog. The bungalow is on a corner plot on the right hand side denoted by a for sale board.



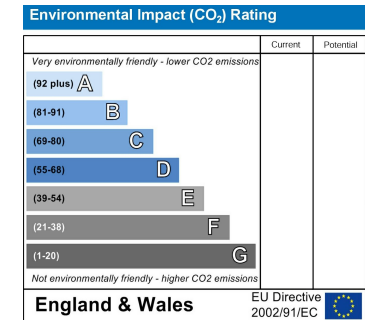
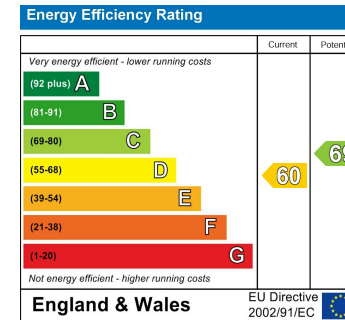
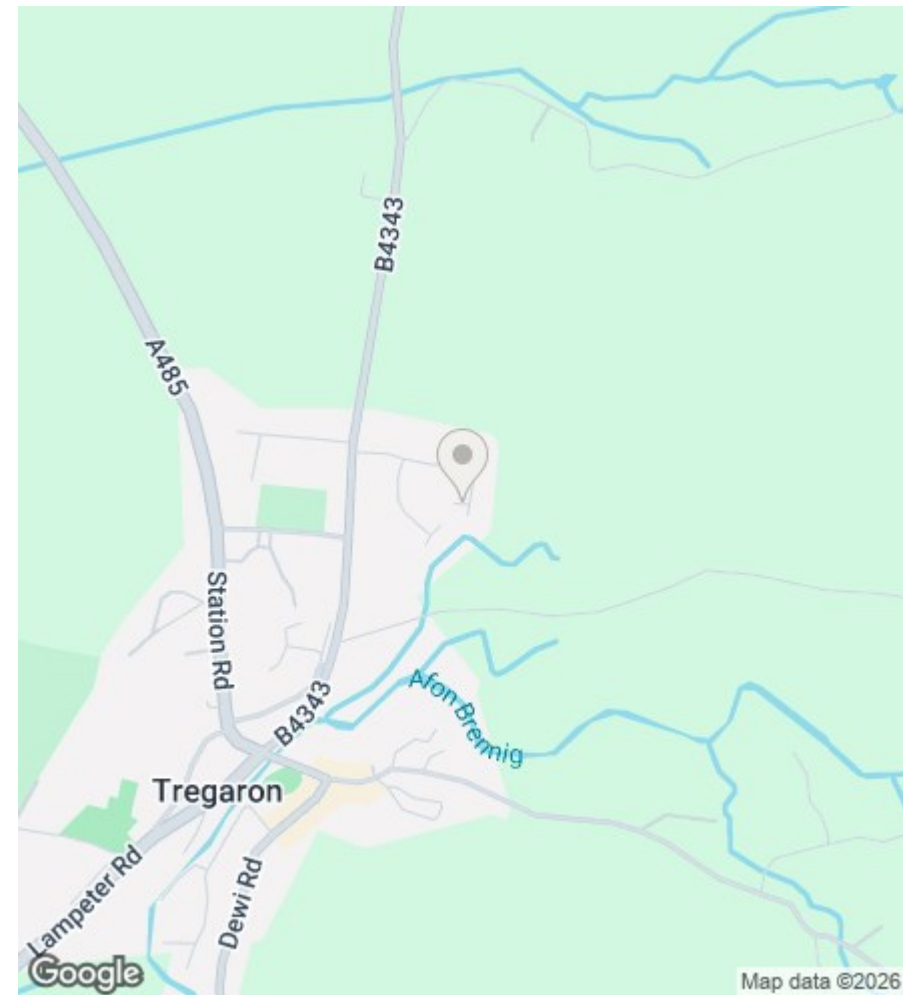
Ground Floor



Total area: approx. 95.8 sq. metres (1031.6 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Gilfachwen, Pwllswyddog, Tregaron



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