



3 Bedroom End Terraced House
Woodbridge House
Tregaron, SY25 6ND

On-Line Auction. Guide price: £80,000-£90,000
www.iestynleyshon.com



Woodbridge House, Tregaron, Ceredigion, SY25 6ND

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.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

www.iestynleyshon.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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 x 3.80m

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 x 2.68m

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 x 3.00m

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

Main Bedroom 4.23 m x 2.89m

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 town house with a pleasant aspect to rear and offers good sized bedrooms, ideal for couples of all age groups or families seeking an affordable house. For further details apply to Iestyn Leyshon 01970 626585 who will be please to arrange your viewing.

** Online Auction. Bidding opens at 1pm on the 9th December 2024 **

For more information please contact joint Auctioneers AUCTION HOUSE WALES. <https://www.auctionhouse.co.uk>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			88
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			