

*A 3 bed detached bungalow in need of modernisation /refurbishment. Aberaeron on Cardigan Bay  
- West Wales.*



**Tremle, South Road, Aberaeron, Ceredigion. SA46 0DP.**

**£320,000**

**Ref R/4636/RD**

**\*\*Spacious 3 bed detached bungalow\*\*Set within commodious plot\*\*Off road private parking and garage\*\*Level walking distance to town centre amenities\*\*In need of modernisation/refurbishment\*\*Useful basement space\*\*A Rare opportunity to secure a spacious bungalow within Aberaeron town centre.**

The property is situated within the Georgian Harbour town of Aberaeron with its wealth of local amenities and facilities including primary and secondary schools, community health centre, leisure centre, traditional high street offerings, local cafes, bars and restaurants. Having good public transport connectivity to the larger University towns of Aberystwyth and Lampeter.



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## GENERAL

The property comprises of a 3 bed detached bungalow set within a commodious plot within an easy level walking distance to Aberaeron town centre amenities.

The property offers private off road parking accessed from a rear lane and a large private rear garden space.

Internally, the property is in need of modernisation and this is reflected in the asking price.

The property provides useful living and bedroom space over 2 floors with a deceptively spacious basement on the lower ground floor.

All in all a wonderful and unique opportunity within Aberaeron town centre.

## GROUND FLOOR

### Front Porch

Accessed via glass panel uPVC door and front windows overlooking garden.



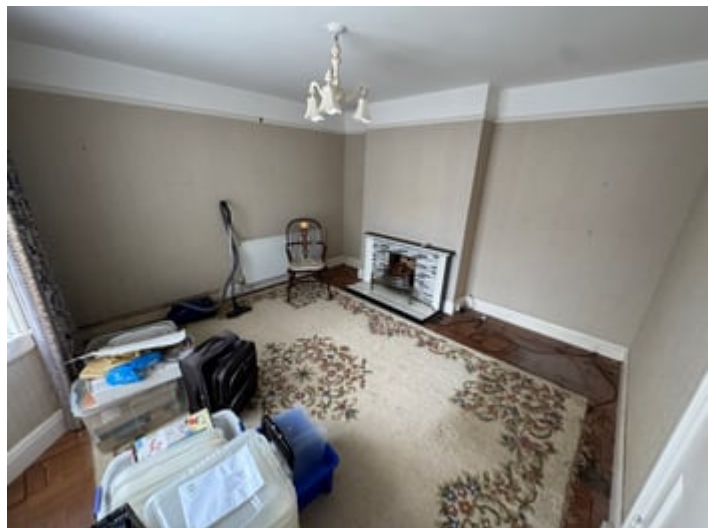
### Entrance Hallway

6' 6" x 12' 7" (1.98m x 3.84m) accessed via original glass panel door, radiator, electric sockets.



### Sitting Room

13' 11" x 14' 3" (4.24m x 4.34m) with bay window to front, tiled period fireplace and surround, radiator, multiple sockets, TV point, parquet flooring.







### Lounge/ Bedroom

13' 3" x 13' 8" (4.04m x 4.17m) with period cast iron fireplace with tiled inserts and timber surround, bay window to front, multiple sockets, radiator.





## Inner Hallway

With storage cupboard and access to -

## Basement

30' 0" x 11' 5" (9.14m x 3.48m) step down from the original hallway with 7'3" ceiling height, range of base units, stainless steel sink and drainer, Bosch gas cooking hobs with extractor over, range of shelving and racking, dual aspect windows to side.



## Rear Double Bedroom 1

9' 1" x 12' 8" (2.77m x 3.86m) with dual aspect windows to rear and side, original cast iron fireplace and surround, radiator, multiple sockets.



## Bathroom

8' 3" x 6' 1" (2.51m x 1.85m) with w.c. single wash hand basin, enclosed shower, radiator, rear window.





### Rear Sitting Room

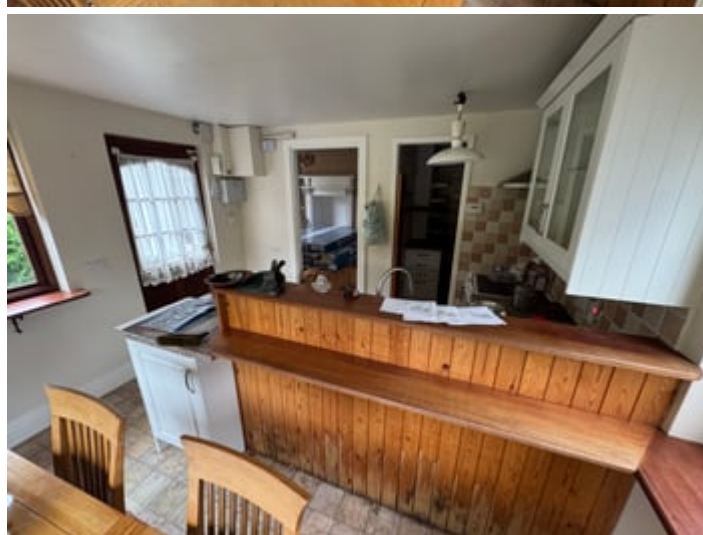
12' 4" x 12' 9" (3.76m x 3.89m) with covered original fireplace, side window, alcove cupboards, parquet flooring.



### Kitchen

13' 3" x 12' 1" (4.04m x 3.68m) set within a more modern extension to the rear of the property with base and wall units, Formica worktop, 1½ stainless steel sink and drainer with mixer tap, space for electric cooker with extractor over, vinyl tile effect flooring, space for dining table, radiator, patio door to rear garden and decking area, external pedestrian door to

side, walk-in pantry with multiple shelving.





## FIRST FLOOR

### Landing

With access to under-eave storage cupboard, Velux roof light over.

### Double Bedroom 2

13' 1" x 11' 8" (3.99m x 3.56m) under-eaves storage, side window, multiple sockets, radiator.



### Double Bedroom 3

14' 7" x 10' 6" (4.45m x 3.20m) under-eaves storage, radiator, open plan into -



### En Suite

5' 2" x 5' 1" (1.57m x 1.55m) with enclosed shower, w.c, single wash hand basin, side window, electric heater.



## EXTERNALLY

### To the front

The property fronts onto South Road with double gated entrance to front forecourt with concrete path leading to the side of the property with front lawn to boundaries with steps leading up to the front door.

Continuing footpaths to -





### Rear Garden Area

The rear garden area which benefits from a raised decking area enjoying a south and westerly aspect with central concrete footpath and mature planting to borders.







### Summerhouse

8' 0" x 6' 0" (2.44m x 1.83m) To the side of the property is a covered rear lean-to with 2 x separate storage rooms including 1 housing the boiler, electric connection.

### Garage

12' 0" x 16' 0" (3.66m x 4.88m) of concrete panel construction with double timber doors and side storage area.

Rear driveway finished with tarmacadam surface with space for 2 vehicles to park.

At the top end of the garden area is a designated private parking space and garage accessed from a private lane entrance from the access road to Aberaeron Comprehensive School.

Electric vehicle charging point.







## **MONEY LAUNDERING**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## **TENURE**

The property is of Freehold Tenure.

## **Services**

We are advised that the property benefits from mains water, electricity and drainage. Oil central heating.

Council Tax Band E (Ceredigion County Council).



## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway. EV Charging. Garage. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

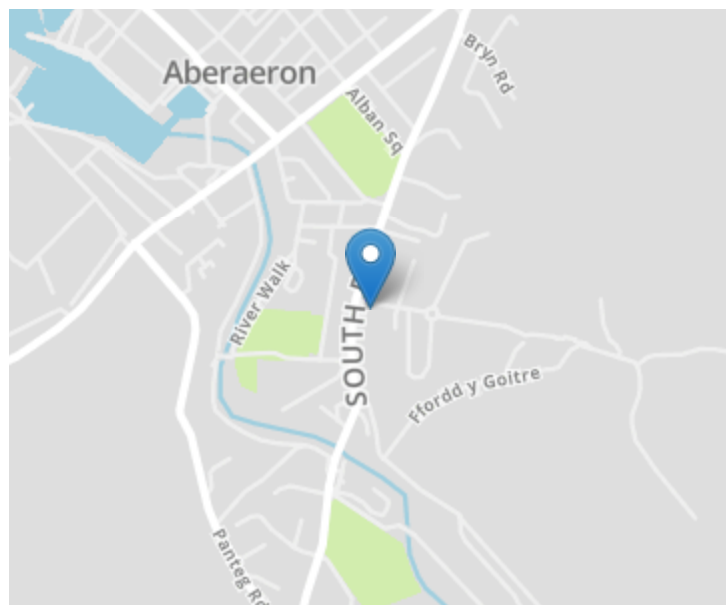
**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No





### Directions

From Morgan & Davies office proceed onto Bridge taking an immediate right hand turning along Alban Square to its junction with The Feather Royal Hotel. Take the right hand turning sign posted Lampeter and proceed for approximately 500 yards, passing the entrance to Aberaeron comprehensive school on your left hand side and the property is the 2nd property on the left before Aberaeron Memorial Hall.

For further information or to arrange a viewing on this property please contact :

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