

Attention 1st time buyers / Attention Investors. 3 Bed Home in walking distance to town amenities. Aberaeron - West Wales.



8 Glanafon Panteg Road, Aberaeron, Ceredigion. SA46 0EW.

£245,000

Ref R/4531/RD

****Attention 1st time buyers**Attention investors**Comfortable 3 bed family home**Walking distance to town centre amenities**Quiet cul de sac location**Spacious living accommodation**Private rear garden**Off road parking**NO CHAIN !**
****A great opportunity to get on the housing ladder within this favoured coastal town****

The property is situated within the Georgian Harbour town of Aberaeron with its primary and secondary schools, community health centre, leisure, traditional high street offerings, local cafes, bars, restaurants and excellent public transport connectivity to the wider amenity centres of Aberystwyth and Lampeter.



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GROUND FLOOR

Entrance Hallway

Accessed via upvc door, understairs cupboard, heater.



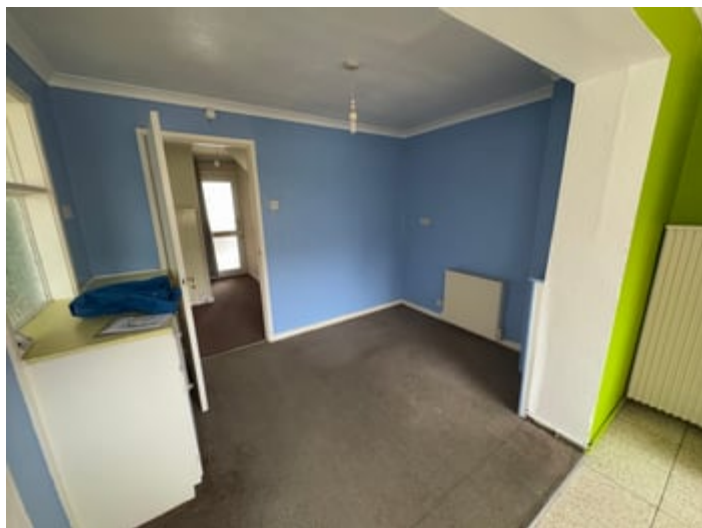
Lounge

8' 1" x 22' 8" (2.46m x 6.91m) a large family living room with window to front, heater, window overlooking garden, multiple sockets.



Dining Room

10' 0" x 10' 4" (3.05m x 3.15m) with heater, multiple sockets, space for dining table. Open plan into -



Kitchen

10' 3" x 10' 3" (3.12m x 3.12m) range of base and wall units, stainless steel sink and drainer with mixer tap, tiled splash back, space for electric cooker, space for washing machine connection, fridge freezer, extractor fan, tiled flooring, , rear window to garden. Side glass door to garden.



FIRST FLOOR

Landing

With access to loft.

Front Bedroom 1

9' 1" x 8' 1" (2.77m x 2.46m) with window to front, multiple sockets, exposed timber flooring.



Front Bedroom 2

10' 5" x 12' 3" (3.17m x 3.73m) a double bedroom, window to

front, multiple sockets. Range of fitted cupboards. Heater.



Rear Bedroom 3

11' 7" x 10' 4" (3.53m x 3.15m) a double bedroom, window to rear garden, multiple sockets.



Bathroom

7' 2" x 6' 6" (2.18m x 1.98m) with panelled bath with shower over, w.c. single wash hand basin, heater. Rear window.



EXTERNALLY

To the Front

The property is approached via an estate road to a tarmacadamed driveway with space for 2 vehicles to park. Side storage cupboard.





To the Rear

Enclosed rear garden predominantly laid to lawn.

Glasshouse and space for garden shed.



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.

VIEWING

VIEWING: Strictly by prior appointment only. Please contact

our Aberaeron Office on 01545 571600 or

aberaeron@morgananddavies.co.uk

All properties are available to view on our Website –

www.morgananddavies.co.uk. Also on our FACEBOOK

Page - www.facebook.com/morgananddavies. Please 'LIKE'

our FACEBOOK Page for new listings, updates, property

news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and

Instagram Pages

TENURE

The property is of Freehold Tenure.

Services

We are advised that the property benefits from mains water,

electricity and drainage. Electric central heating.

Council Tax Band C (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway. Private.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G data and voice

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

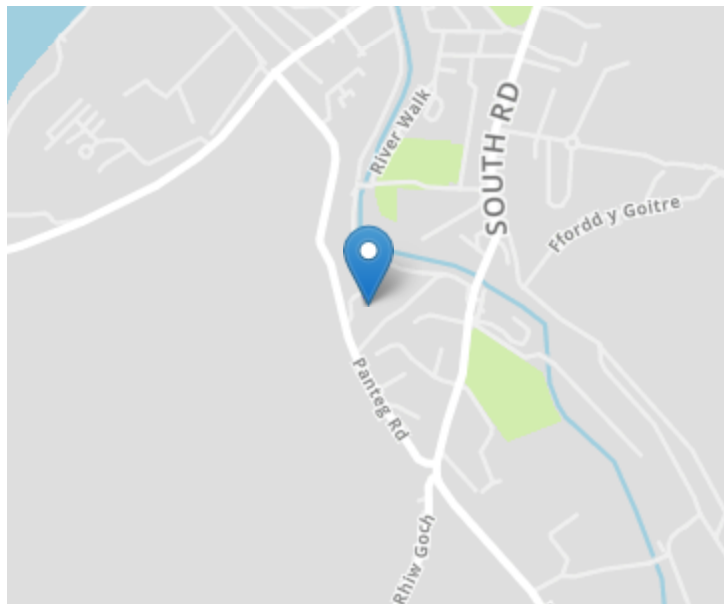
Any risk of coastal erosion? No

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 Aberaeron town centre, head south on the A482 signposted Lampeter, crossing over the river Aeron and the adjoining community centre and rising up Vicarage Hill to the mini roundabout taking the 3rd exit onto Panteg Road.

Continue past the Vicarage on your right and the entrances to Coed y Bryn and Dolheulog and the entrance to Glanafon is the next on your right hand side. Continue down into the lower end of the estate and the property is located on the right hand side.

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

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