

*A well positioned 3 bed semi detached dwelling on a spacious plot. Aberaeron - West Wales.*



**Woodlands, Vicarage Hill, Aberaeron, Ceredigion. SA46 0DY.**

**£250,000**

**Ref R/4309/ID**

**\*\*Deceptively spacious 3 bed semi detached property\*\*Set in spacious garden and grounds\*\*Prominent edge of town location\*\*Walking distance to all town amenities\*\*Private parking for 2-3 cars\*\*Detached single garage\*\*Double glazing and Gas fired heating\*\*In need of modernisation\*\***

The property comprises of Ent Porch, Ent Hall, Front Lounge, Shower Room, Dining Room, Kitchen/Breakfast Room. First Floor Central Landing, 3 Double Bedrooms.

Convenient position fronting onto Vicarage Hill, only a short walk from Aberaeron town centre with its comprehensive range of shopping and schooling facilities, harbour and sea front. Aberaeron lies alongside the main A487 coast road almost equi distant from Aberystwyth to the north and Cardigan to the south and within some 13 miles of the University town of Lampeter.



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## GROUND FLOOR

### Entrance Porch

3' 0" x 10' 2" (0.91m x 3.10m) via half glazed double doors, double glazed window to front, tiled flooring.



### Entrance Hallway

11' 2" x 9' 3" (3.40m x 2.82m) with stairs rising to first floor with understairs cupboard.

### Front Lounge

14' 0" x 13' 5" (4.27m x 4.09m) into bay window with fireplace housing electric fire with brick surround, central heating radiator, TV point.



### Shower Room

14' 8" x 5' 0" (4.47m x 1.52m) having a three piece suite comprising of a double shower unit with electric shower above, pvc lined boards, vanity unit with wash hand basin, low level flush w.c. frosted window to side, half tiled walls, central heating radiator.







### Dining Room

14' 7" x 9' 7" (4.45m x 2.92m) with double glazed window to rear with woodland views, gas fired room heater on a raised hearth.



### Kitchen/Breakfast Room

16' 8" x 11' 3" (5.08m x 3.43m) with range of base and wall cupboard units with formica working surfaces above, stainless steel inset drainer sink, 'stoves' electric oven and grill, 4 ring ceramic hob, double glazed window to side and front, again with woodland views, tiled splash back, side exterior door.



## FIRST FLOOR

### Central Landing

8' 2" x 14' 7" (2.49m x 4.45m) with access hatch to loft.

### Front Double Bedroom 1

14' 7" x 11' 0" (4.45m x 3.35m) with double glazed window to front, alcove cupboard, central heating radiator, picture rail.



### Rear Double Bedroom 2

9' 9" x 14' 0" (2.97m x 4.27m) with double glazed window to



rear with woodland views, central heating radiator. Airing cupboard housing the hot water tank.



### Rear Double Bedroom 3

13' 5" x 11' 3" (4.09m x 3.43m) with picture rail, double glazed window to rear, central heating radiator.



### EXTERNALLY

#### To the Front

The property is bound by an original stone wall with pedestrian access to the front porch.







### Rear and Side Garden

Spacious garden area mostly laid to golden chippings for ease of maintenance with footpath to both sides leading to rear patio.



### To the Rear

To the rear is a service lane with access to private parking space for 2-3 cars. Access to -



### Detached Garage

18' 0" x 12' 0" (5.49m x 3.66m) of breeze block construction with corrugated iron roof, up and over door with water and electricity connected.



### Please Note -

There is a cellar space at the property which provides useful

storage space.

## **MONEY LAUNDERING REGULATIONS**

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.

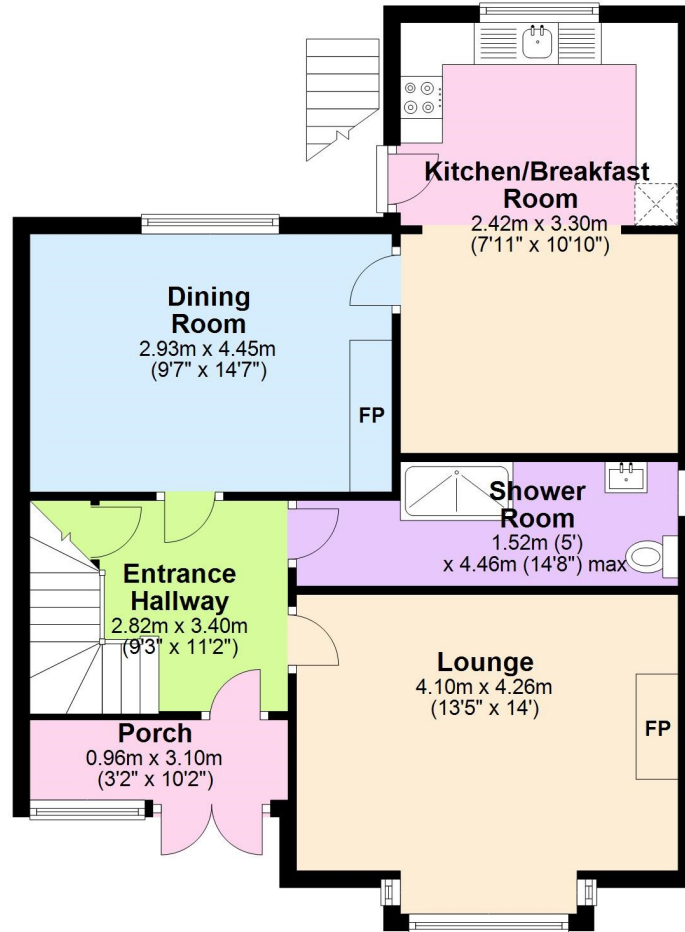
## **Services**

The property benefits from mains water, electricity and drainage. LPG Gas fired central heating. UPVC Double Glazing throughout.

Council Tax Band - D (Ceredigion County Council)

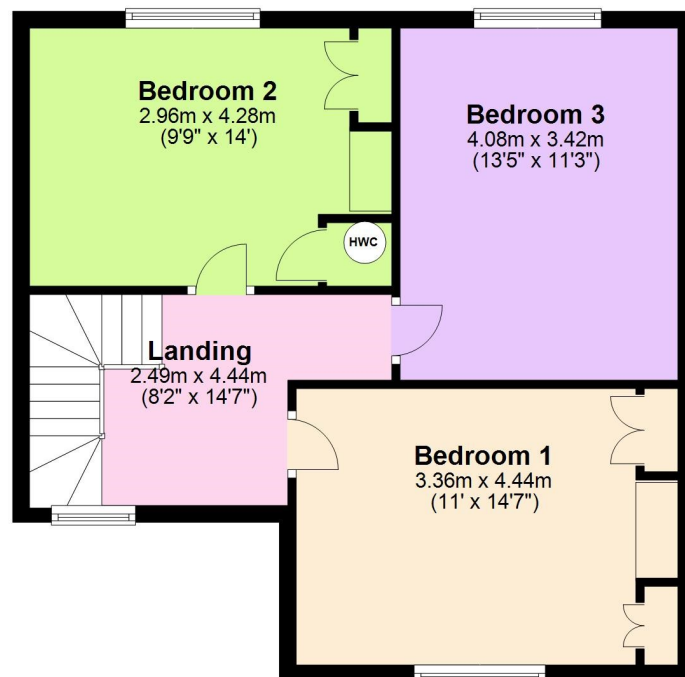
## Ground Floor

Approx. 65.6 sq. metres (705.9 sq. feet)



## First Floor

Approx. 52.4 sq. metres (563.9 sq. feet)



Total area: approx. 118.0 sq. metres (1269.8 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

**Woodlands, Vicarage Hill, Aberaeron**

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (42)

**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

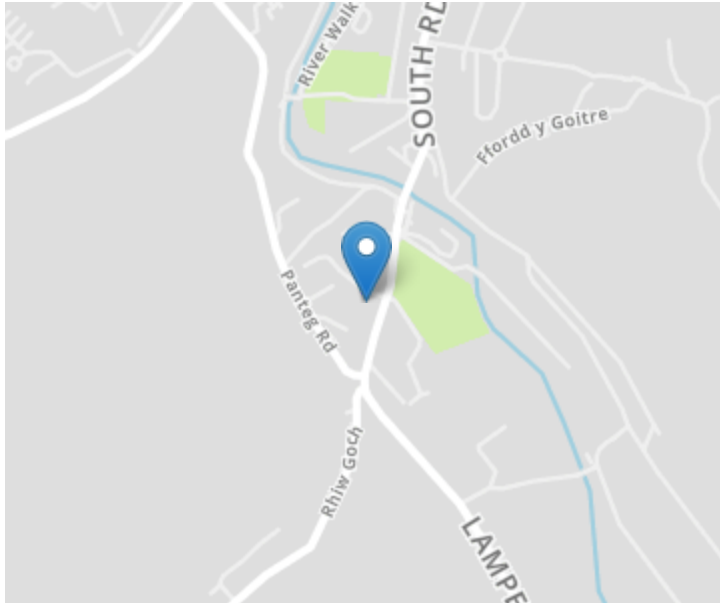
**Is the property listed?** No

**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 up onto Bridge Street, turn left adjacent to the Castle Hotel and then immediately right up alongside the square field and along Alban Square to the end of road opposite The Feathers Hotel. Turn right at this point and continue along the road for approximately half a mile, passing the school playing fields on your left, continue up Vicarage Hill and the property is located on the left hand side just by the mini roundabout as identified by the Agents for sale board.

Please note - Just before the mini roundabout there is a service lane where you can locate the parking to the rear of the property.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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