

Well Presented 3 Bedroom Semi-Detached Property. Aberporth, nr Cardigan.



18 Hillfield Place, Parclyn, Cardigan, Ceredigion. SA43 2DJ.

£199,950

Ref R/4152/ID

** NO ONWARD CHAIN ** 3 Bedroom Semi-Detached ** Attention 1st Buyers ** Attention Investors ** Well Presented Kitchen ** Partial Laminate Flooring ** Double glazing ** Oil fired central heating ** Coastal Belt Location ** 10 minutes walk to Aberporth ** 15 minutes drive Cardigan ** Bus route** A GREAT OPPORTUNITY FOR THOSE SEEKING TO GET ON THE PROPERTY LADDER **

The accommodation provides - Ent Hall, Front Lounge, Kitchen/Dining Room, 3 Bedrooms and Bathroom.

The property is situated just outside the popular coastal village of Aberporth along the Cardigan Bay coastline. The village offers a good level of local amenities and services including nearby primary school, places of worship, public houses, cafes, restaurants/take aways, sandy beaches, village shop and post office and excellent public transport connectivity. The larger town of Cardigan is some 15 minutes drive to the south offering a wider range of amenities including secondary school, 6th form college, community hospital, cinema and theatre, traditional high street offerings, retail parks, supermarkets and industrial estates. The Pembrokeshire Coast National Park is within 20 minutes drive of the property.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GROUND FLOOR

Entrance Hallway

5.97m x 11.1m (19' 7" x 36' 5") via uPVC glass panel door, laminate flooring, radiator, understairs storage cupboard. Stairs to first floor -



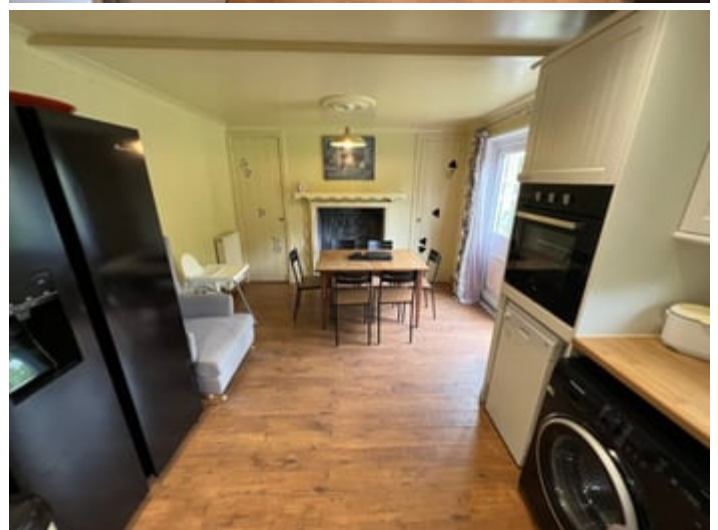
Lounge

3.35m x 4.19m (11' 0" x 13' 9") with inset woodburning stove on slate hearth, ornate surround, radiator, laminate flooring, TV point, double glazed window to front



Kitchen / Dining Area

3.35m x 5.64m (11' 0" x 18' 6") which is also accessed from the main hallway. Range of base and wall units, wood effect worktop, eye level fitted electric cooker. Prima 4 ring gas hob with extractor hood over, 1 1/2 sink and drainer with mixer tap, washing machine connection point, double glazed window to rear and external patio door to garden, tiled splashback.





Dining Area

Centre Ceiling Light Fitting. Former fireplace with storage cupboards to either side. Radiator.



FIRST FLOOR

Landing

Store Cupboard with Shelving. Access to loft.

Front Bedroom 1

3.15m x 3.35m (10' 4" x 11' 0") Double Bedroom, window to front, radiator, telephone point, laminate flooring



Rear Bedroom 2

3.35m x 3.40m (11' 0" x 11' 2") Double Bedroom, window to rear overlooking garden, radiator, recessed hanging wardrobe space, laminate flooring



Bedroom 3

2.44m x 2.49m (8' 0" x 8' 2") Single Bedroom, window to front, radiator, laminate flooring



Bathroom

Tiled bathroom suite including large panelled bath with shower fitting. Pedestal wash hand basin, Low level flush WC. Ladder style radiator, Extractor fan, tiled floor.



EXTERNALLY

To Front

Approach the property via a council road. Pavement to front for pedestrian access and short footpath access to front door, side area laid to lawn and side pathway to rear garden.



Rear Garden

Paved patio area leading to fully enclosed garden with concealed oil tank, timber shed, shrub and herb garden, laid to lawn with shrub/flower beds.





Services

The property benefits from mains water, electricity and drainage.
Oil central heating.

Ceredigion County Council - Council Tax Band C.



TENURE

We are informed the property is of Freehold Tenure and will be vacant on completion.


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.

Directions

For ease of directions - proceed North East to Cardigan on the A487 Aberystwyth road. Follow this course of road through to the village of Penparc and then onto the next hamlet of Tremain until you reach the roundabout. Take the 1st exit towards Aberporth. At the next roundabout take the 1st exit and in approx ¼ of a mile you will come to a fork junction, take the left fork sign posted Parclyn. Follow this road for approximately ½ a mile, you will then see a sign for Trenchard Estate on the right hand side. Continue into Trenchard Estate on the left and continue for approx 100yds and the property will be on your right hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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