

Delightful detached 3 bungalow located with parking in the sought after Georgian harbour town of Aberaeron, Cardigan Bay, West Wales.



Bro Enlli, Lower Regent Street, Aberaeron, Ceredigion. SA46 0HZ.

£369,000

R/4946/RD

**** Delightful 3 bedroom detached bungalow ** Rare opportunity with this favoured coastal town ** Ideal for those seeking to downsize or being close to town centre ** Located in the sought after harbour town of Aberaeron ** Short stroll to the harbour and seafront ** Enjoy town living! ** Spacious front and rear gardens ** Ideal family home! ** Views over playing fields ** Private parking** Garage ** NO CHAIN****

Fronting onto Lower Regent Street opposite Aberaeron playing fields in a level location, convenient walking distance to a comprehensive range of shopping and schooling facilities, including community health centre, as well as an array of eating houses, pubs and close to a bus route. Aberaeron lies on the main A487 coast road and almost equidistant from Aberystwyth in the north and Cardigan to the south and within some 15 miles of the university town of Lampeter



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GENERAL

The property comprises of a 3-bed detached bungalow set on the level within easy walking distance of the town amenities.

The property benefits from off road parking and garage facilities as well as a private rear garden.

Entrance Hallway

3' 7" x 23' 0" (1.09m x 7.01m) being L shaped and accessed via a glass panel door, storage cupboard. Access to Loft (recently re-insulated with part-boarding), heater.



Kitchen

14' 2" x 9' 6" (4.32m x 2.90m) in need of a refurbishment with a range of base and wall units with Formica work tops, stainless steel sink and drainer with mixer tap, side window to parking area, electric cooker point, heater, integral larder cupboard. Space for dining table and window to front garden.



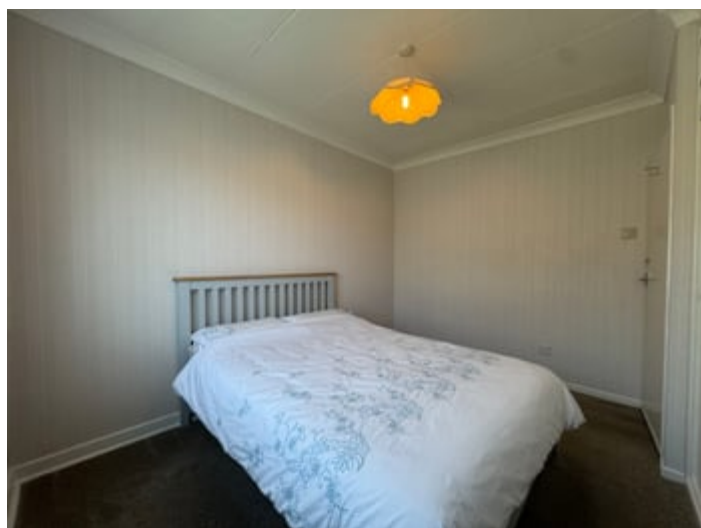
Lounge

18' 4" x 11' 4" (5.59m x 3.45m) a good-sized family living room with stone fireplace and surround with electric fire (solid fuel fire behind), front window, multiple sockets, TV point, heater.



Bedroom 2

10' 8" x 10' 9" (3.25m x 3.28m) with window to rear, multiple sockets, heater, fitted cupboards.





Bedroom 3

12' 0" x 8' 3" (3.66m x 2.51m) a double bedroom, window to rear, multiple sockets, heater, fitted cupboards.



Bathroom

8' 11" x 6' 8" (2.72m x 2.03m) with 6' walk in shower with side glass panel, Triton electric shower, multiple sockets, single wash hand basin, vinyl flooring.



To The Front

To the front the property is approached from Lower Regent Street county road into a tarmacadamed forecourt with space for 2+ vehicles to park with front lawned area and side footpath leading throughout to rear garden area.



To The Rear

An enclosed rear garden area with post and rail fencing with the adjoining property. Extended concrete patio area leading to a 6'x6' Aluminium Glasshouse. Part rear garden area laid to lawn.



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.

VIEWING ARRANGEMENTS

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

Services

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

TENURE

For the purpose of this valuation, we will assume the property to be Freehold.

MATERIAL INFORMATION

Parking Types: Driveway.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

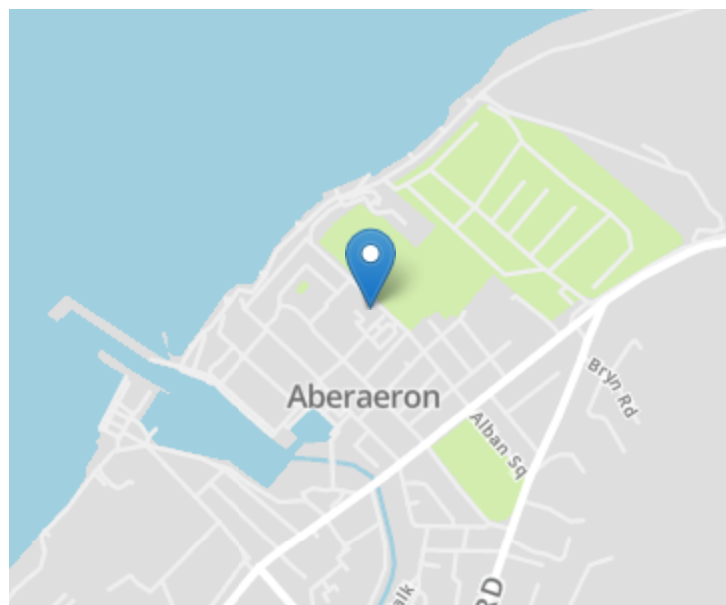
Any risk of coastal erosion? No

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 turn left immediately opposite the Celtic Restaurant turn right onto Victoria Street. At the end of Victoria Street, turn left and this will take you onto Lower Regent Street and you will see the property on the left hand side as identified by the Agents 'For Sale' board.

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

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