

*Best cottage on site! Delightful 2 bedroom bungalow with scenic views over open countryside to front. On the edge of the semi-rural village of Ciliau Aeron, Nr Aberaeron.*



20 Tyglyn Vale Meadow Cottages, Ciliau Aeron, Lampeter, Ceredigion. SA48 8DD.

**£165,000 Guide Price**

**R/5094/ID**

**\*\* Immaculate cottage situated in the heart of the Aeron Valley \*\* A good standard including kitchen and bathroom \*\* Rural setting with far reaching views over open countryside \*\* 2 Double bedrooms \*\* 4 Miles to the coast \*\* Quality fixtures and fittings throughout \*\* uPVC double glazing \*\* Electric heating \*\* Conservatory \*\* Parking for 2 cars \*\* Patio area laid to slabs \*\* 10 months occupancy \*\* Short walk to the incredible, recently renovated Ty Glyn Mansion \*\***

Property comprises of - open plan lounge / dining / conservatory, kitchen area, bathroom, 2 double bedrooms.

Situated within a cul-de-sac of similar properties being in the heart of the Aeron Valley and surrounded by Welsh countryside. Forming part of the former Ty Glyn Mansion Estate. Short walk to the incredible, recently renovated hotel. The property is within close proximity to the rural village of Ciliau Aeron being some 4 miles up the Aeron Valley from the Cardigan Bay coast and Georgian harbour town of Aberaeron with its wider range of facilities and services including cafes, bars, restaurants, lower and higher education, doctors surgery, places of worship.

Aberaeron having access to the All Wales coastal path. The larger University town of Lampeter is some 9 miles to the east.



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## Open Plan Living Room / Dining Room / Conservatory

21' 0" x 20' 3" (6.40m x 6.17m) via half glazed uPVC door into conservatory, with dwarf walls, double glazed units with blinds, views over open countryside, engineered oak flooring, electric radiator, spotlights to ceiling, space for six seater dining table.





## Kitchen

9' 7" x 5' 5" (2.92m x 1.65m) Comprising of cream base and wall cupboard units, complimentary worktops, single drainer sink, 'Firenzi' electric oven, electric hob above, modern extractor hood, tiled splashback, integrated automatic washing machine, spotlights to ceiling, integrated undercounter fridge freezer, double glazed window to rear.



## Bathroom

9' 2" x 6' 0" (2.79m x 1.83m) 3 piece suite comprising of a panelled bath with Mira electric shower above, concealed low-level flush WC, range of fitted wardrobes with inset wash hand basin, part tiled walls, tiled flooring, frosted double glazed windows to rear, stainless steel electric towel rail.



## Rear Bedroom 1

9' 0" x 10' 0" (2.74m x 3.05m) double glazed window to rear, electric radiator, built in wardrobes.



## Front Bedroom 2

9' 0" x 10' 0" (2.74m x 3.05m) Double glazed window to front, electric radiator, built in wardrobe unit.



## EXTERNALLY

### To The Front

A pleasant south-facing seating area mostly laid to patio slabs with composite balustrade enjoying a view over open countryside and woodland. Tarmac driveway with parking for 2+ cars.







## 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

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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

We are advised the property benefits from mains water,



electricity and drainage. Electric heating system.

There is a service charge of approximately £600 a year.

## MATERIAL INFORMATION

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**Council Tax:** Band A

N/A

**Parking Types:** Private.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private 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

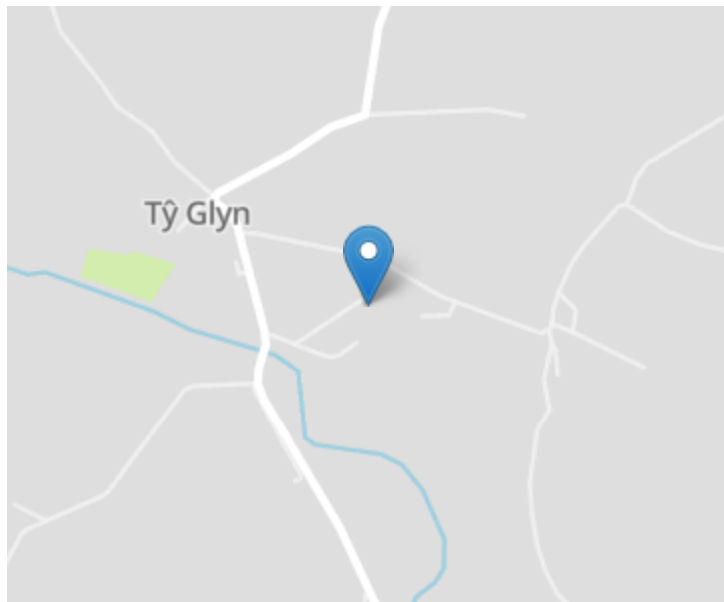
**Any risk of coastal erosion?** No

**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 Aberaeron take the A482 Lampeter road and carry on for approx. 4 miles until arriving at Ciliau Aeron crossroads. Turn left at the crossroads opposite the school and continue over a small stone bridge where the entrance to the estate will be on your right. Proceed into the estate, bearing right, the property will be the second but last property on the left hand side.

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

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