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Since 1989

A Most Appealing Detached Bungalow Residence on a quiet edge of village popular cul-de-sac. 3 Miles Coast at Aberaeron.



3 Maes Aeron Murmur Aeron, Ciliau Aeron, Nr Aberaeron, Ceredigion. SA48 8BP.

R/3909/DD

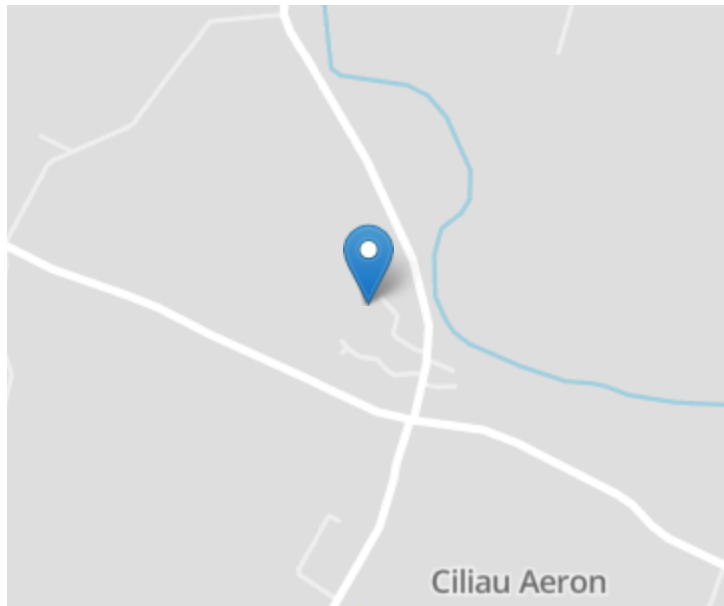
£369,000

'A HOME TO CHERISH'**Superbly Presented Throughout**Well Maintained to a high standard**3 Beds (2 Baths)**Full Double/Triple Glazing & Central Heating**Includes Studio/Workroom with loft over**Conservatory**Easily maintained landscaped grounds**

Pond and Water featuresSummer House/Chalet** 'DESERVES TO BE SEEN

This most appealing property provides Front Vestibule, Ent Hall, Lounge, Large Conservatory, Kitchen/Dining Room, Utility Area, Shower Room and w.c. Main Bathroom and wc.. 3 Double Bedrooms, Converted Side Garage provides a large workroom/studio with loft over - potential as a self-contained annexe or reversion to garage.

Located on a lovely avenue of private residential properties in the Aeron Valley village of Ciliau Aeron. Convenient to the main A482 Lampeter road, only some 3 miles South East of the Georgian Harbour town of Aberaeron on Cardigan Bay. The village offers primary school, hotel/restaurant (currently under refurbishment) and is on a bus route. The University town of Lampeter is within some 9 Miles. Easy reach of Aberystwyth.



THE ACCOMMODATION

Front Vestibule

with uPVC double glazed entrance door, quarry tiled floor. Hardwood glazed entrance door leads to -

Entrance Hall

10' 8" x 5' 4" (3.25m x 1.63m) with double panel radiator.



Front Lounge

20' 7" x 14' 8" (6.27m x 4.47m) with a brick feature open fireplace with display niches at side, tiled hearth and currently has an LPG Gas Realflame fire. Front aspect window. Central heating radiator. 8ft patio doors lead out to a -





Side Conservatory/Sun Room

14' 3" x 12' 2" (4.34m x 3.71m) in hardwood effect uPVC double glazing and a recently fitted, solid insulated covered roof.



Rear Kitchen/Dining Room

19' 9" x 10' 9" (6.02m x 3.28m) with a tiled floor and recently installed modern up to date white coloured range of fitted units which comprises of base and wall cupboards, stainless steel 1 1/2 bowl single drainer sink unit with mixer tap, integrated appliances including Bosch LPG gas hob and

cooker hood, eye level double oven, dishwasher, fridge freezer etc., part tiled walls. Rear and side aspect windows. Access to rear garden.





Utility Area/Rear Hallway



with rear exterior door. Tiled floor. Deep freezer points, built in cupboard housing the Worcester Heatslave oil fired combi boiler.

Inner Hallway

14' in length.

Shower Room

Comprises of a low level flush toilet, vanity unit with inset wash-hand basin with illuminated mirror over. A shower cubicle with PVC lined splash backs. Central heating radiator, tiled floor and extractor fan.



Front Double Bedroom 1

13' 3" x 10' 5" (4.04m x 3.18m) with central heating radiator, front aspect window and fitted wardrobes



Front Double Bedroom 2

10' 5" x 10' 1" (3.18m x 3.07m) with central heating radiator, front aspect window and fitted wardrobes.



Rear Double Bedroom 3



11' 4" x 9' 9" (3.45m x 2.97m) (now used as a second Sitting Room) with central heating radiator and rear aspect window. Door through to -



Main Bathroom/Shower Room

All recently updated with large shower cubicle with twin head shower unit, vanity unit with inset wash-hand basin and close coupled low level flush toilet. Tiled floor and tiled walls. Heated towel rail.

Former Garage

22' 3" x 9' 11" (6.78m x 3.02m) - overall measurements. Now currently divided into two sections. Part used as a Laundry/Utility Area with plumbing for automatic washing machine and part as a Workroom/Studio. Patio doors to front. Rear exterior door. Stairs up to -



Office /Study Over

20' 0" x 10' 0" (6.10m x 3.05m) (max to eaves) with power connected and access to a large full length Attic with access for storage (approx. 38' in length).

EXTERNALLY

Gated tarmacadamed front driveway with ample turning and parking space which leads to side car port. Attractive grounds to the front, mainly laid down to grassed areas with mature coniferous hedging to boundaries to give privacy and to the rear, landscaped gardens for ease of maintenance with paved

sitting out areas, elevated decking, ornamental trees, shrubs and flower borders, feature fish pond.







Cedar Wood Garden Shed

Gazebo/Sun House

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.

Services

Mains Electricity, Water & Drainage. Oil Fired Central Heating. LPG Gas for open fire and cooking. Hardwood effect uPVC double (and triple in places) double glazing. Well insulated roof space. Telephone subject to BT Transfer Regulations. Broadband connection.

Tenure : Freehold

Council Tax Band : E (Ceredigion County Council)

Summer House/Chalet

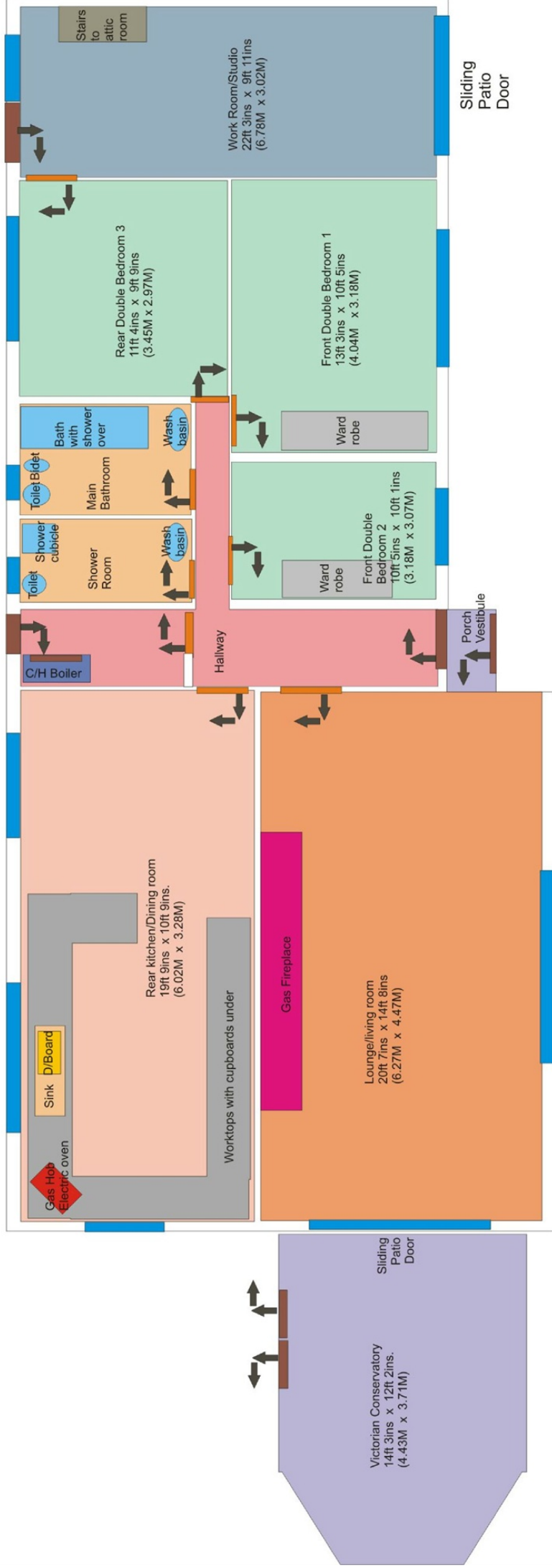
12' 0" x 10' 0" (3.66m x 3.05m) - was used for the owners train set collection, insulated and with electric connected.

Directions

From Aberaeron proceed South East on the A482 Lampeter road to the first village of Ciliau Aeron. At the village crossroads (opposite the school), turn left then take the 2nd left hand turning after some 200 yards into Maes Aeron. This is the fourth property on the right hand side.

Floor plan for "Murmur - Aeron". 3 Maes-Aeron, Ciliau-Aeron, Lampeter, Ceredigion. Sa48 8BP

N.B. - NOT TO SCALE



↑ A BLACK arrow indicates direction in which doors open.

— = doors

— = windows

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