

Regulated by:



RICS



Since 1989

*Fully refurbished 3 bed character dwelling. Popular village location. Pennant near Aberaeron.
West Wales.*



Eryl, Pennant, Llanon, Ceredigion. SY23 5PB.

R/3984/RD

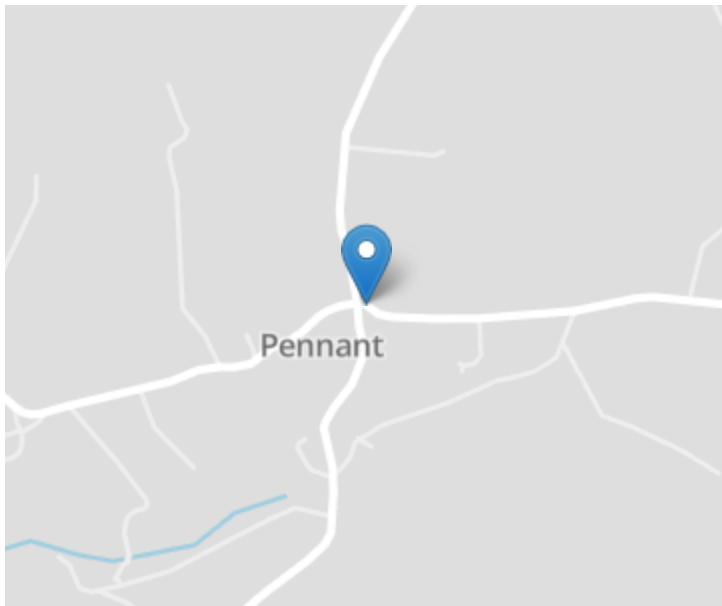
£245,000

**** Fully refurbished 3 bed character dwelling ** Exceptional workmanship ** Under-floor heating ** Wealth of original character features retained ** Recently installed windows, kitchen and bathroom ** Sympathetically decorated to enhance character features ** Set within spacious plot with private off-road parking and garage ** Elevated private rear garden laid to lawn ****

**** ATTENTION 1ST TIME BUYERS ** ATTENTION INVESTORS ****

****A GREAT OPPORTUNITY NOT TO BE MISSED ****

The property is situated within the popular village of Pennant some 4 miles from the Cardigan Bay coastline of Aberaeron. Pennant offers a place of worship, good road networks to the adjoining larger villages where Cross Inn offers a village shop and post office, public house and a play creche. Aberaeron offers a good level of amenities and services including primary and secondary school, leisure centre, traditional high street offerings, local cafes, bars, restaurants and good public transport connectivity. The university towns of Aberystwyth and Lampeter are both within 20 minute equidistant drive of the property.



GENERAL

An exceptional character property finished to the highest order having been recently refurbished to provide new windows, under-floor heating, modern kitchen and bathroom and good spacious level of accommodation.

An ideal opportunity for 1st time buyers to get onto the housing ladder.

ACCOMMODATION

GROUND FLOOR

Front Porch



Accessed via original front door with fanlight over, flagstone flooring, tongue and groove panelling to walls, access to:

Hallway

via. painted door with fanlight over.

Sitting/Sitting Room

9' 1" x 13' 7" (2.77m x 4.14m) currently used as a ground floor bedroom with window to front, radiator, period fireplace with cast iron fire and tiled surround, understairs cupboard, alcove cupboards.





Lounge

12' 8" x 14' 8" (3.86m x 4.47m) with feature log burner on slate hearth, side fitted cupboards, window to front, multiple sockets, radiator, stone flagstone flooring, understairs access, alcove cupboards.



Kitchen





10' 6" x 20' 1" (3.20m x 6.12m) with modern oak kitchen base and wall units with Formica worktop, Rangemaster Leisure gas cooking range, double sink and drainer with mixer tap, fitted NEFF dishwasher, dual aspect windows to rear and side gardens, space for dining table, fitted fridge/freezer, flagstone flooring, rear door to garden, access to:

Bathroom

9' 9" x 8' 4" (2.97m x 2.54m) a modern white suite including 'P' shaped panelled bath with shower over, single wash hand basin, corner WC, rear window, airing cupboard with washing machine connection and radiator, under-floor heating.





FIRST FLOOR

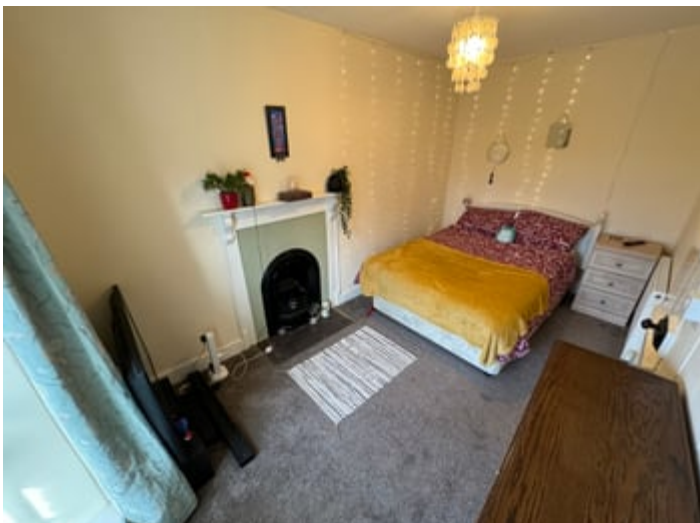
Landing

With access to loft, tongue and groove panelling to walls, high level window.



Front Bedroom 1

7' 8" x 13' 7" (2.34m x 4.14m) double bedroom, window to front, radiator, multiple sockets, part tongue and groove panelling to walls, original cast iron fireplace.



Front Bedroom 2

5' 8" x 9' 5" (1.73m x 2.87m) single bedroom, sash window to front, radiator, electric socket.



Bedroom 3



14' 4" x 9' 9" (4.37m x 2.97m) double bedroom, sash window to front, fitted wardrobes, tongue and groove panelling to walls, radiator, multiple sockets.

WC

WC, single wash hand basin on vanity unit, heated towel rail.



EXTERNAL

To Front





The property is approached from the adjoining county road into a lawned front garden and parking area with side driveway and footpath leading through to:

Elevated Rear Garden

Predominantly laid to lawn but enjoying a good level of privacy and views over the adjoining countryside, side storage room and boiler cupboard.



Garage

8' 8" x 23' 9" (2.64m x 7.24m) of concrete panel construction with steel up and over door to front, side pedestrian door and window to rear, concrete base.

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

TENURE - we understand the property to be freehold.

COUNCIL TAX - Band D.

We understand that the property benefits from mains water, electricity and drainage. Oil central heating.

Directions

From Aberaeron head north on the A487 through into the village of Aberarth. As you exit the village of Aberarth, go uphill taking the right hand turning signposted Tregaron. Follow this road for approximately 3 miles until you enter the village crossroads at Pennant. Once you cross over the crossroads the property is located immediately in front of you on the left hand side.