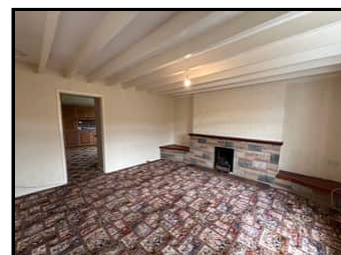


Character 3 bed detached dwelling set within large plot (0.3 acres). Ciliau Aeron. Near Aberaeron. West Wales.



Glynaeron, Ciliau Aeron, Nr Aberaeron, Ceredigion. SA48 8DA.

£315,000

R/3914/RD

**** Spacious 3 bedroom dwelling ** Good standard of living accommodation ** Set within a large plot of 0.3 acres with ample off-road parking ** Garden with countryside views ** Edge of village location ** 10 minutes drive to Aberaeron ** 15 minutes drive to Lampeter ** Attention 1st time buyers ** Elevated plot position with views over Aeron Valley below ** Traditional Welsh cottage style ****

**** A GREAT OPPORTUNITY THAT MUST BE VIEWED TO BE APPRECIATED ****

The property is situated on the fringes of the village of Ciliau Aeron being conveniently positioned along the Aberaeron to Lampeter A482 road. Ciliau Aeron offers a popular local primary school and active community hall with places of worship. The Georgian harbour town of Aberaeron within 10 minutes, offers primary and secondary schools, community health centre, good leisure facilities, traditional high street offerings, local cafes, bars and restaurants and public transport connectivity. The university town of Lampeter is some 15 minutes drive to the east with secondary school, supermarkets, industrial estate and employment opportunities.



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

GENERAL

A traditional Welsh cottage offering spacious 3 bedroom accommodation having a modern extension to the rear providing a good level of living space on the ground floor.

The dwelling is set within a large plot being in an elevated position with a great level garden enjoying views over the lower Teifi Valley below.

The property is conveniently positioned between popular villages and towns and is ideal for those seeking a quieter pace of life.

GROUND FLOOR

Entrance

The property is accessed via a glass panelled uPVC door into:

Lounge

12' 8" x 15' 7" (3.86m x 4.75m) with feature electric fire with timber surround on marble hearth, window to front, multiple sockets, radiator, door through to:



Sitting Room

13' 5" x 14' 9" (4.09m x 4.50m) with feature stone fireplace with gas fire, quarry tiled hearth, window to front, radiator, door into:



Kitchen

13' 3" x 15' 6" (4.04m x 4.72m) with a range of modern oak effect base and wall units, Formica worktop, stainless steel sink and drainer with mixer tap, tiled splashback, side window, gas hobs with extractor over, electric oven, gas boiler to wall, tile effect vinyl flooring, radiator, space for dining table.



Rear Inner Hallway

5' 4" x 13' 8" (1.63m x 4.17m) with rear pedestrian door to garden, radiator, multiple sockets.



Bathroom

8' 5" x 13' 1" (2.57m x 3.99m) with corner panelled bath, WC, single wash hand basin, side walk-in shower, radiator, side window.



FIRST FLOOR

Landing

with access to loft, tongue and groove panelling to walls.

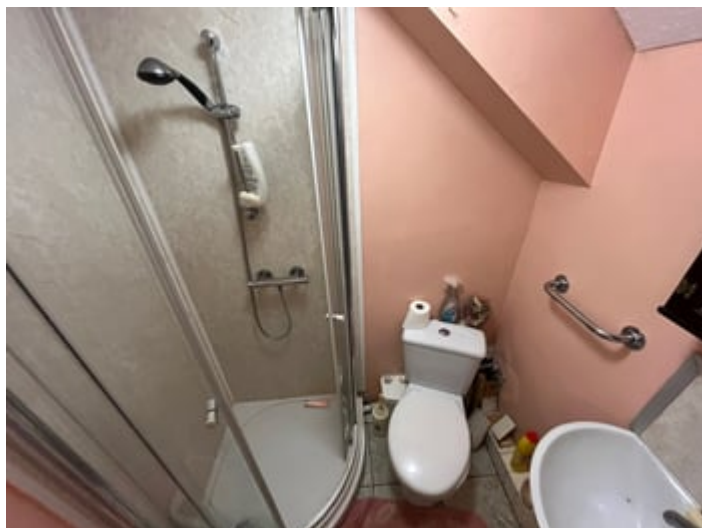
Front Bedroom 1

9' 7" x 14' 4" (2.92m x 4.37m) double bedroom, dual aspect windows to front and side, radiator, multiple sockets.



En-Suite

with corner enclosed shower, WC, single wash hand basin.



Front Bedroom 2

5' 7" x 9' 7" (1.70m x 2.92m) window to front, multiple sockets, radiator.



Front Bedroom 3

14' 8" x 9' 2" (4.47m x 2.79m) double bedroom, window to front with views over the garden and adjoining agricultural land, multiple sockets, radiator.



EXTERNALLY

To Front

The property is approached from the adjoining county road into a tarmacadam forecourt with lawn area to side housing the LPG gas tank.



To Rear

High level retaining wall which forms the boundary of the property with the fence above.

Continuing from the front you enter:

Garage

15' 9" x 9' 3" (4.80m x 2.82m) of brick construction with open ended front and sides, cement fibre roof, concrete base.



Rear Brick Lean-To

with external WC and side coal/log store.



Garden

Extending on from the garage is a large area slightly elevated being laid to lawn with mature hedgerows and trees to boundaries.





Services

We are advised that the property benefits from mains electricity and water. Private drainage. LPG gas fired central heating.

Council Tax Band E.

MONEY LAUNDERING REGULATIONS

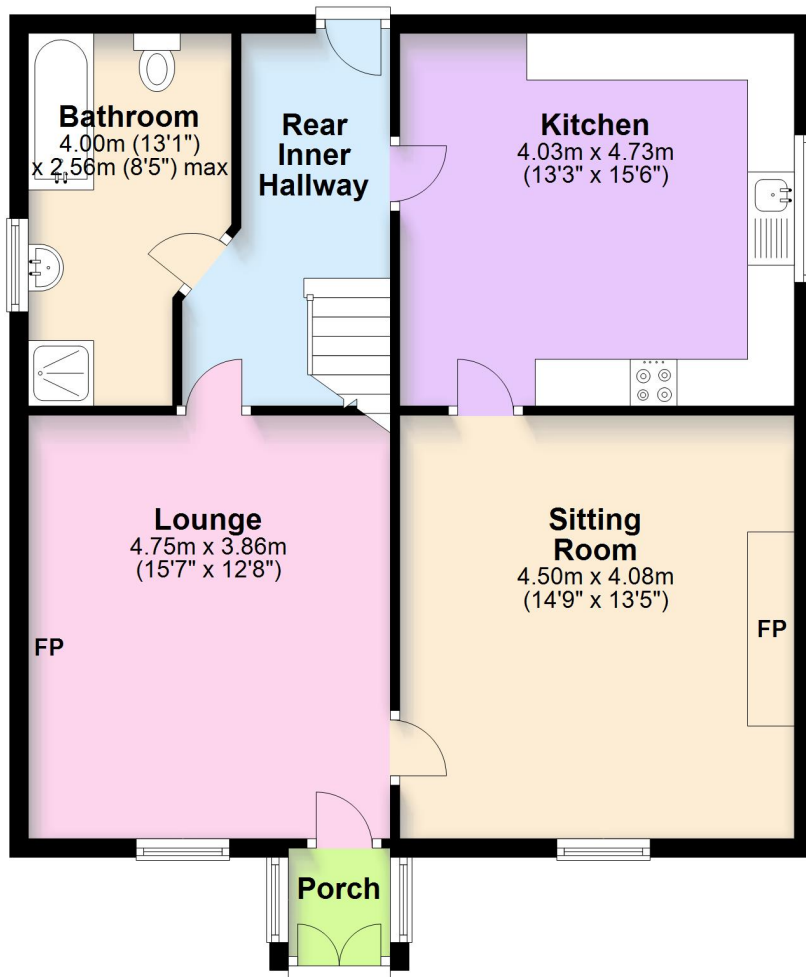
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

TENURE

The property is of Freehold Tenure.

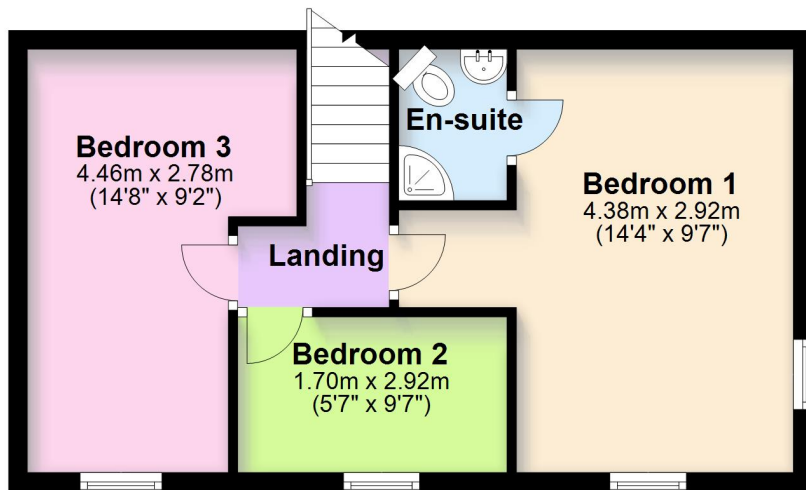
Ground Floor

Approx. 72.2 sq. metres (777.2 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



Total area: approx. 109.6 sq. metres (1179.9 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Glynaeron, Ciliau Aeron



MATERIAL INFORMATION

Council Tax: Band E

Council Tax: Rate 1654

Parking Types: Private.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: F (34)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

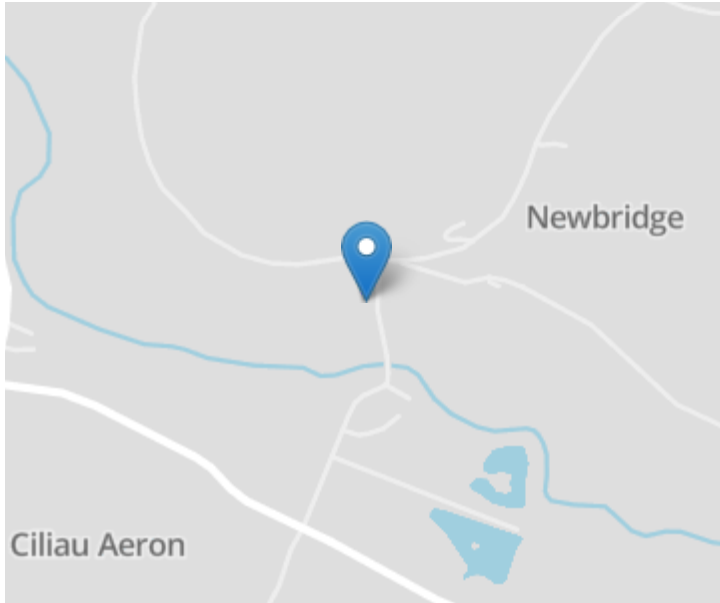
Any risk of coastal erosion? No

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 head east on the A482 Lampeter road and after some 4 miles you will enter the village of Ciliau Aeron. Travel through the village crossroads continuing towards Lampeter and after some ½ miles you will reach another village crossroads signposted Cilcennin. Take the left hand turning at the junction continuing downhill over the bridge and as you continue uphill the property is the first on the left hand side as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(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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