

**!! Attention first time buyers !! Ideal modern Home. 3 Bed House with Garage/annexe . Aberaeron. West Wales.**



**17 Berllan Deg, Aberaeron, Ceredigion. SA46 0EH.**

**£267,000**

**R/5110/RD**

\*\*Cosy 3 Bed Family Home\*\* Aberaeron Town Centre\*\* UPVC Double Glazing\*\* Oil Fired Central Heating\*\* Modern Kitchen & Bathroom\*\*New Flooring\*\* New Utility Room\*\*New Log Burner\*\* Separate Garage/annexe\*\* Rear Paved three tier patio\*\* Access to rear to Panteg Road\*\*

\*\*Popular residential cul de sac within the town \*\* 5 minutes walk of a comprehensive range of shopping and schooling facilities, harbour and sea front\*\*

Berllan Deg is a popular residential locality within this favoured Georgian Harbour town. In quiet surroundings, yet close to and very convenient to the town centre with its comprehensive range of shopping and schooling facilities. An easy travelling distance of the larger Marketing and Amenity Centres of Aberystwyth, Cardigan and Lampeter



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## GROUND FLOOR

### Side Porch/Sun Room

10' 2" x 6' 8" (3.10m x 2.03m) upvc double glazing, new laminate flooring.



### Entrance Hall

With an useful sized under stairs cupboard, new oak flooring.



### Lounge

11' 7" x 15' 5" (3.53m x 4.70m) a good sized family room with feature log burner and slate hearth, window to front overlooking garden, radiator, TV point, new oak flooring.



### Open Plan Kitchen/Dining Room

9' 11" x 24' 1" (3.02m x 7.34m) recently refurbished to provide new Cream base and wall units with Oak effect formica work top, sink and drainer with mixer tap, Belling gas and electric cooking range, extractor over, new flooring, plumbing for dishwasher, radiator, fitted fridge freezer.



Dining space with up to 6 seating, window overlooking garden. Side upvc door.

### **Utility Room**

5' 9" x 3' 11" (1.75m x 1.19m) an useful space with base and wall units, washing machine connection, radiator, electric sockets.

### **FIRST FLOOR**

#### **Central Landing**

Via staircase from Entrance Hall with built in airing cupboard, hatch to loft.



### Double Bedroom 1

15' 2" x 11' 1" (4.62m x 3.38m) a large double bedroom with window to front, radiator, BT point, TV point, multiple sockets.



### Rear Double Bedroom 2

10' x 8' 6" (3.05m x 2.59m) with window to rear, radiator, multiple sockets, dressing room.



### Rear Bedroom 3

10' x 8' 7" (3.05m x 2.62m) a double room with rear window, radiator, built in wardrobes, multiple sockets.



## EXTERNALLY

### To the front

Is a new lawned forecourt, tarmacaded drive and parking.



### Single Garage/ Annexe

11' 3" x 10' 6" (3.43m x 3.20m) uPVC door to front, window to sides, Light and power connected, currently used as overflow bedroom accommodation.



### To the Rear -

A three tier terraced patio at the rear bordering Panteg Road with a pedestrian access gateway there from.

Oil storage tank.

Rear Lean to w.c. with low level flush toilet. Cedarwood garden shed.





## **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**

**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](http://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

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** Oil.

**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

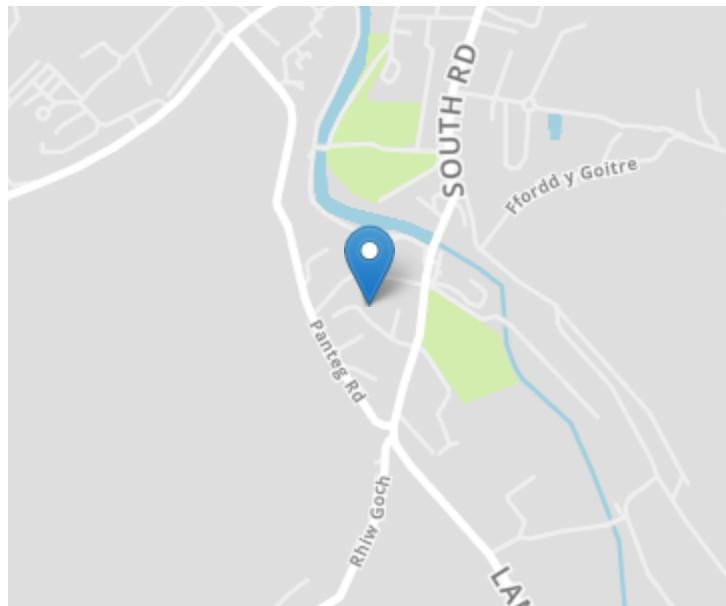
Any risk of coastal erosion? No

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 and Davies office proceed to town square, turn left and immediately after Pelican crossing turn right up Alban Square to T junction opposite the Feathers Hotel and turn right. Follow this road for  $\frac{1}{4}$  of a mile crossing over the river bridge and then take the 3rd right hand turning into Berllan Deg. Drive through the estate bearing left and you will see the property in the far left hand corner identified by the Agents for sale board.

## Directions

Mains Electricity, Water and Drainage. Oil Fired Central Heating. Telephone subject to transfer regulations.

Council Tax Band "D".

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

**Aberaeron Office**  
**4 Market Street**  
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**Ceredigion**  
**SA46 0AS**

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