

Immaculately presented detached bungalow in a superb elevated location with glorious views over Aberaeron and Cardigan Bay. West Wales.



Wenallt, 5 Rhiwgoch, Aberaeron, Ceredigion. SA46 0HR.

£339,000

Ref R/5072/ID

Immaculately presented detached bungalowSuperb elevated location with views over Aberaeron town and Cardigan Bay**Spacious 3 bed accommodation**Sought after residential estate on the edge of Aberaeron town**Tarmac driveway with ample private parking and access to garage**Oil fired central heating**Easily maintained garden and grounds**

The accommodation provides entrance hall, kitchen/dining room, lounge, conservatory, inner hallway, bathroom, 3 double bedrooms and attached garage.

The property is located within a popular residential estate on the outskirts of the Georgian harbour town of Aberaeron on Cardigan Bay with its comprehensive range of shops, bars, cafes, restaurants, integrated health centre, schooling facilities and good public transport connectivity. Also access to the Cardigan Bay coastline. The larger town of Aberystwyth is some 15 miles north and the town of Cardigan is equi distant to the south. The University town of Lampeter is some 15 miles away.



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THE ACCOMMODATION

Entrance Hall

With upvc door with glazed side panel, tongue and groove panelling, central heating radiator. Door into -



Kitchen/Breakfast Room

17' 6" x 9' 10" (5.33m x 3.00m) with fitted cream base and wall cupboard units with beechwood working surfaces, stainless steel 1 1/2 bowl single drainer sink unit with mixer taps, tiled splash back, integrated appliances including a stainless steel eye level electric double oven, 4 ring electric hob, appliance space with plumbing for dish washer, central heating radiator, partly tiled walls, ceiling spot lighting, corner tv point. Door to Integral Garage.



Lounge

17' 5" x 12' 8" (5.31m x 3.86m) a spacious lounge with central heating radiator, media wall, good quality laminate flooring, wall lights, 8ft double glazed patio doors leading out to the conservatory.



Conservatory

10' 8" x 0' 0" (3.25m x 0.00m) in upvc hardwood effect upvc double glazing with laminate flooring, central heating radiator, superb views over the town and Cardigan Bay vertical blinds to window, side exterior door.





Inner Hallway

With hatch to loft.

Bathroom

11' 5" x 7' 5" (3.48m x 2.26m) a brand new bathroom suite comprising of a modern free standing bath with concealed hot and cold taps and shower head, large walk in shower unit with rainfall shower and pull out head above, vanity unit with inset wash hand basin, dual flush w.c. porcelain tiled flooring, 2 frosted windows to rear, heated towel rail, half tiled walls.



Double Bedroom 1

11' 8" x 11' 5" (3.56m x 3.48m) with double glazed window to side, central heating radiator.



Double Bedroom 2

11' 8" x 10' 9" (3.56m x 3.28m) with double glazed window to side, central heating radiator, storage cupboard and airing cupboard.



Bedroom 3

11' 9" x 8' 9" (3.58m x 2.67m) with central heating radiator, fitted storage unit, double glazed window to front.



EXTERNALLY

Integral Garage

17' 1" x 10' 5" (5.21m x 3.17m) with up and over door, appliance space with plumbing for automatic washing machine, oil fired combi boiler, rear exterior door. (Door to Kitchen). Tarmac driveway with ample turning and parking space for 2/3 vehicles.



Garden Area

Easily maintained lawned area. To the side a recently erected

raised patio area laid to good quality slabs making the most of the incredible views over Aberaeron, Cardigan Bay and towards the Llyn Peninsula.



MONEY LAUNDERING

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

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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. Oil fired central heating system.

Council Tax Band D (Ceredigion County Council).

Tenure - Freehold.

Ground Floor



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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

Wenallt, 5 Rhiwgoch, Aberaeron

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (62)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

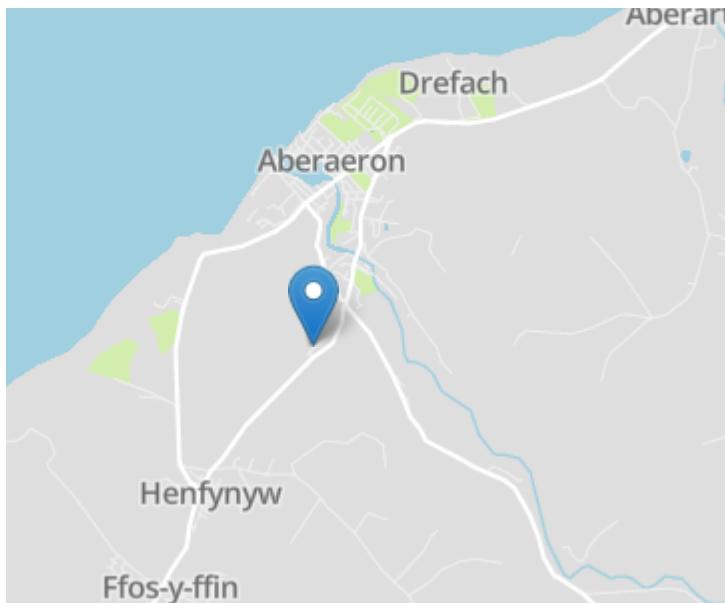
Any risk of coastal erosion? No

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Directions

As you drive out of the town south-east towards Lampeter on the A482 road. As you approach the mini roundabout take the 2nd exit up hill for $\frac{1}{4}$ of a mile until you get to the entrance of Rhiwgoch Estate on the right hand side. Drive into the estate and bear right, down hill and the property will be seen on the left hand side.

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

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