

*A most delightful 3 bedroomed detached house. Only 200 yards from the sea. Aberarth Near Aberaeron - West Wales.*



Cysgod Y Coed, Aberarth, Aberaeron, Ceredigion. SA46 0LP.

**£280,000**

**Ref R/4826/ID**

**\*\*A most delightful 3 bed detached house\*\*** Located 200 yards from the Cardigan Bay coast **\*\*Popular coastal village of Aberarth\*\*** Only 1 mile from the popular harbour town of Aberaeron **\*\*Spacious accommodation\*\*** Double glazing throughout **\*\*Economy 10 heating\*\*** Private parking for 2-3 cars **\*\*Productive rear garden\*\*** Short walk to bus stop **\*\***

The accommodation provides - entrance hall, front lounge, kitchen/dining room. First floor 2 double bedrooms, main bathroom and a single bedroom.

Conveniently positioned within the small coastal village community of Aberarth only a few minutes walk from the sea front and 100 yards or so off the main A487 coast road and bus route. Only a mile or so North East of the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy travelling distance of the larger Marketing and Amenity centres of Aberystwyth, Cardigan and Lampeter.



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## GROUND FLOOR

### Entrance Hall

6' 3" x 12' 8" (1.91m x 3.86m) via half glazed hardwood door, stairs rising to first floor, central heating radiator, understairs storage cupboard housing the economy 10 boiler.



### Front Lounge

15' 9" x 12' 8" (4.80m x 3.86m) spacious lounge with open fireplace, housing a multi fuel stove on a slate hearth, double glazed window to front, central heating radiator, alcoves to both sides, 4ft double doors leading into -





## Kitchen

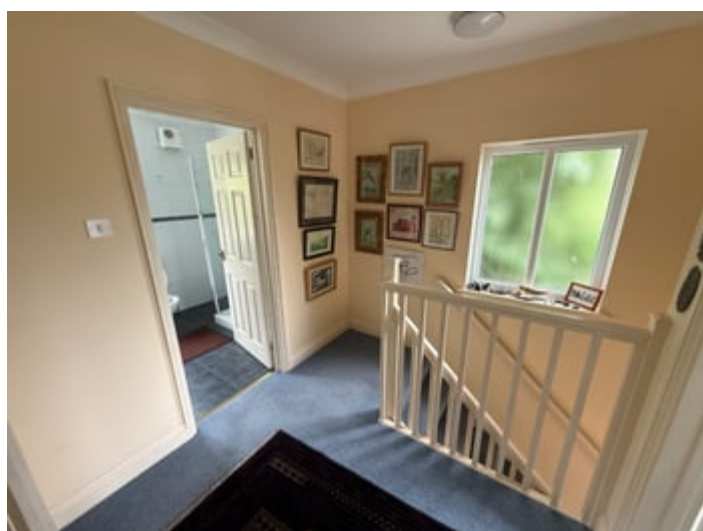
9' 5" x 22' 7" (2.87m x 6.88m) with a range of fitted base and wall cupboard units with formica work surfaces above, Hotpoint electric oven and 6 ring LPG gas hob above, stainless steel extractor hood, 1½ stainless steel drainer sink, plumbing for automatic washing machine, tiled flooring, space for fridge freezer, double glazed window to rear, brand new 6ft french doors leading through to rear garden.



## FIRST FLOOR

### Landing

7' 2" x 8' 2" (2.18m x 2.49m) with access hatch to loft, double glazed window to front.



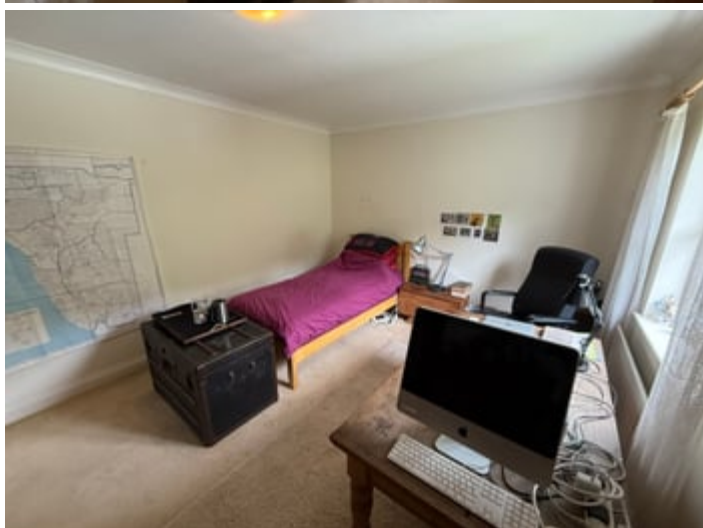
## Bathroom



6' 9" x 8' 0" (2.06m x 2.44m) with a modern white suite comprising of a walk in shower unit with mains shower above, vanity unit with inset wash hand basin, low level flush w.c. tiled walls, laminate flooring, frosted window to rear, stainless steel towel rail, extractor fan.

## Rear Double Bedroom 1

14' 2" x 11' 1" (4.32m x 3.38m) with double glazed window to rear, central heating radiator.



## Front Double Bedroom 2

11' 0" x 14' 3" (3.35m x 4.34m) with double glazed window to front, fitted cupboard, central heating radiator.



## Front Bedroom 3

7' 8" x 8' 6" (2.34m x 2.59m) a single room ideal as a home office with double glazed window to front, central heating radiator, built in cupboard.



## EXTERNALLY



## To the Front



The property is approached from a council road onto a tarmac driveway with private parking for 2-3 cars.

Flower beds to both sides with feature apple tree.

Paths to both sides lead through to -

## Rear Garden

The rear garden is mostly laid to flower and vegetable beds, highly productive and is fully enclosed by a stone wall and also benefits from a Lean To Greenhouse 11' x 5' dwarf wall construction upvc surround.



## **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](https://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

## **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.

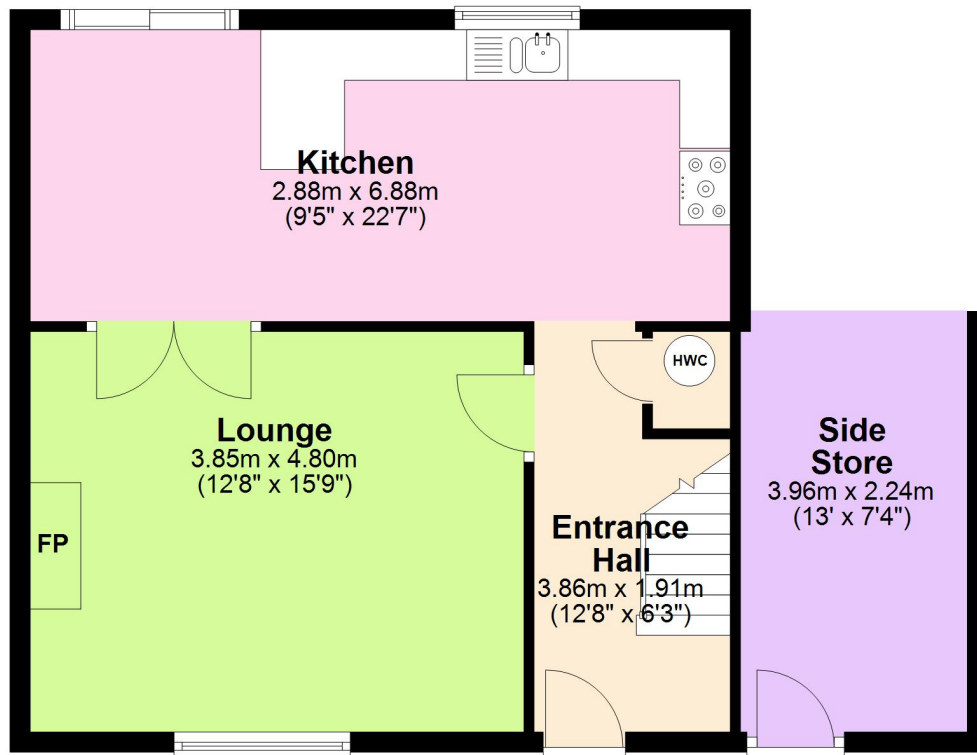
## **Services**

We are advised that the property benefits from mains water, electricity and drainage. Economy 10 electric heating system.

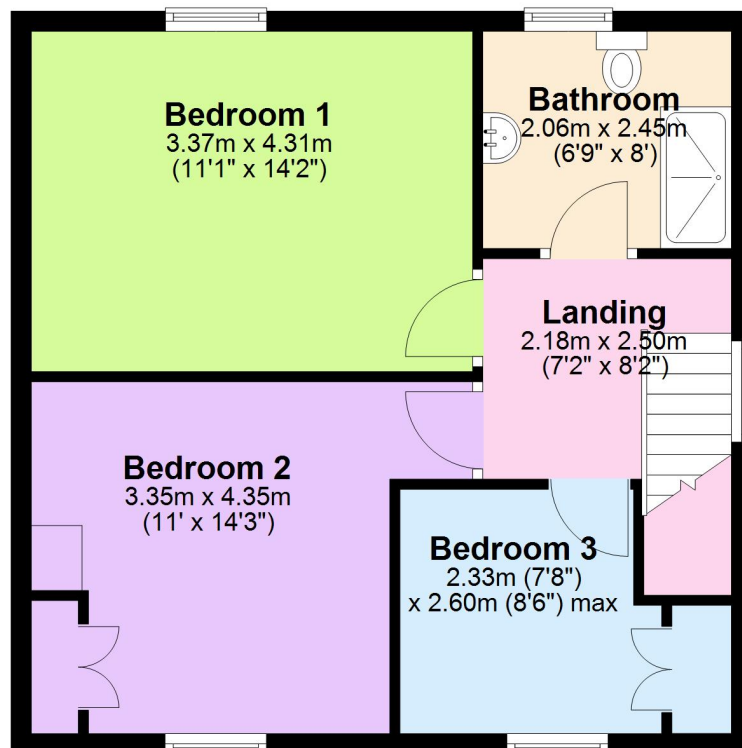
Council Tax Band D (Ceredigion County Council).

Tenure - Freehold.

## Ground Floor



## First Floor



Total area: approx. 105.1 sq. metres (1131.7 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

**Cysgod Y Coed, Aberarth, Aberaeron**

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Private.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (56)

**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

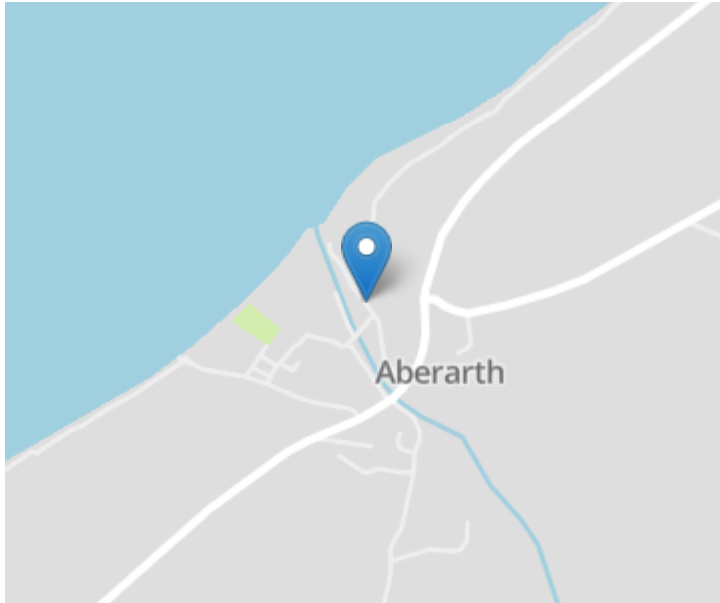
**Is the property listed?** No

**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 the property is best approached by taking the main A487 coast road North East towards Aberystwyth. After a mile or so you will enter the village of Aberarth. Take the 3rd left hand turning in the centre of the village just after the bridge. Proceed down this lane for approximately 200 yards and you will see the property on the right hand side as identified by the agents for sale board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	63
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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