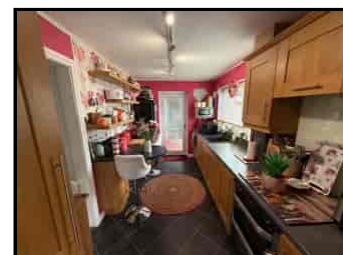


Most attractive and deceptively spacious 4 bedroom link-detached town house with garden. Sought after residential estate. Aberaeron, West Wales.



9 Berllan Deg, Aberaeron, Aberaeron, Ceredigion. SA460EH.

£339,000

R/4849/ID

**** Most attractive and deceptively spacious 4 bedroom link-detached town house **** Located on a sought after residential estate in the heart of Aberaeron **** Pleasant easily maintained grounds to front and rear **** Recently refurbished **** Easy level walk to the harbour, beach and all town amenities **** 12 pv solar panels and electric heating system **** Double glazing throughout ****

Accommodation provides front porch, entrance hall, cloakroom, downstairs WC, front living room, dining room, fitted kitchen, rear porch, utility, downstairs bedroom and en-suite. First floor - 3 good size double bedrooms and bathroom.

Berllan Deg is a popular residential locality within this favoured Georgian harbour town. In quiet surroundings yet close and very convenient to the integrated health centre and town amenities with a comprehensive range of shopping and schooling facilities and an easy travel distance to the larger marketing and amenity centres of Aberystwyth, Cardigan and Lampeter.



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

The current vendors have invested significantly on the refurbishment and improvement of the property especially on the efficiency aspects and invested in 12 PV solar panels, loft and wall insulation and some new double glazed windows. They have also converted the garage into a downstairs bedroom and en-suite.

GROUND FLOOR

Entrance Porch



11' 3" x 6' 7" (3.43m x 2.01m) of uPVC construction of half glazed double doors to one side and half glazed door to other, half glazed door into:

Entrance Hall



Solid oak flooring, modern electric radiator, built-in cupboard, dog-legged stairs to first floor and understairs cupboard. Door into:

Walk-in Cloakroom



With low level flush WC and vanity unit housing inset wash hand basin.

Front Living Room





13' 2" x 11' 8" (4.01m x 3.56m) with large double glazed window to front, modern electric fireplace, TV point, French doors leading into:

Dining Room



10' 5" x 9' 10" (3.17m x 3.00m) with recently installed patio door out to rear decking area, electric panel heater, fitted wall units, door into -

Kitchen/Breakfast Room





12' 11" x 7' 4" (3.94m x 2.24m) with a fitted range of base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, fridge/freezer, dishwasher, cooker, hob and hood, half tiled walls, telephone point, door leading through to -

Utility Room

Plumbing for automatic washing machine, outlet for tumble drier, glazed sliding doors to rear garden.

Downstairs Bedroom 1 (Converted Garage)



13' 7" x 9' 1" (4.14m x 2.77m) formerly a garage however has been converted to provide a downstairs bedroom with double glazed windows to front, underfloor heating, fitted wardrobe units, tv point. Door to -

En-Suite

4' 3" x 9' 6" (1.30m x 2.90m) modern 3 piece suite comprising enclosed shower unit with PVC lined boards and Tritan electric shower above, low level flush WC, vanity unit and inset wash hand basin, luminous mirror unit, heated towel rail.



FIRST FLOOR

Central Landing



Approached via dog-legged staircase from entrance hall, built in airing cupboard housing a new water cylinder and immersion heater.

Front Double Bedroom 1

13' 3" x 11' 8" (4.04m x 3.56m) double glazed window to front, electric heater.



Rear Double Bedroom 2



1' 8" x 10' 4" (0.51m x 3.15m) double bay window to rear, modern electric heater.

Bathroom

A modern 4 piece white suite comprising of a roll top bath with hot and cold taps and pull out shower head, corner shower unit with shower above, gloss white vanity unit with inset wash hand basin, low level flush WC, half tiled walls, frosted window to rear, stainless steel heated towel rail and extractor fan.



Front Double Bedroom 3



11' 2" x 9' 10" (3.40m x 3.00m) currently used as an office with electric with double bay window to front and electric heater.

EXTERNALLY

To Front

The property is approached via a pathway to a gate from an adopted estate road with private tarmac driveway and space for 2-3 cars, walled forecourt with grassed areas making a lovely seating area to the front.



To Rear

The vendors have invested significantly in the landscaping of the rear garden adding a raised decking area with glass balustrade with lower area laid to chippings for ease of maintenance with flower borders.



Gazebo/Bar



10' 7" x 7' 2" (3.23m x 2.18m) a great space for socialising with lighting connected. Storage shed with electric sockets.

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

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

Mains Electricity (Economy 7 heating). Mains Water and Drainage. Telephone subject to BT Transfer Regulations.

Tenure - Freehold.

Council tax band E.

Berllan Deg has a maintenance plan to keep the communal grounds tidy and costs £30 per year per property.

MATERIAL INFORMATION

Council Tax: Band E

Council Tax: Rate 1654

Parking Types: Driveway. Garage.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (54)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

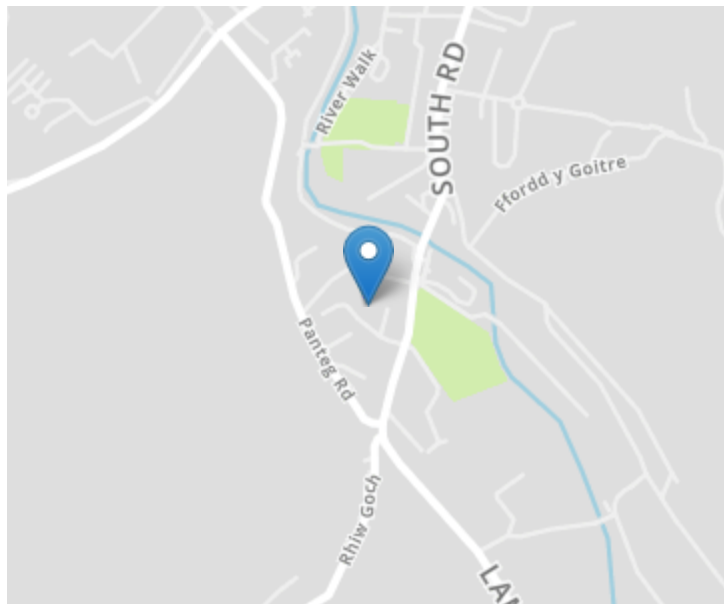
Any risk of coastal erosion? No

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 & Davies office proceed to town square opposite Boots the chemist turn left. After crossing pelican crossing turn first right up Alban Square to T junction opposite The Feathers Royal Hotel and turn right. Keep on this road for 1/4 of a mile crossing river bridge, Social Services/Council Offices on the left hand side, school hockey/playing field on the left hand side then estate road entrance on the right into Berllan Deg. As you enter the estate do not take the first right but carry straight on and this property is the third detached house on the right hand side identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	71
(21-38) F		
(1-20) G		
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 :

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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