

Regulated by:



RICS



Since 1989

A spacious 3 bed bungalow. Close to Aberaeron - West Wales.



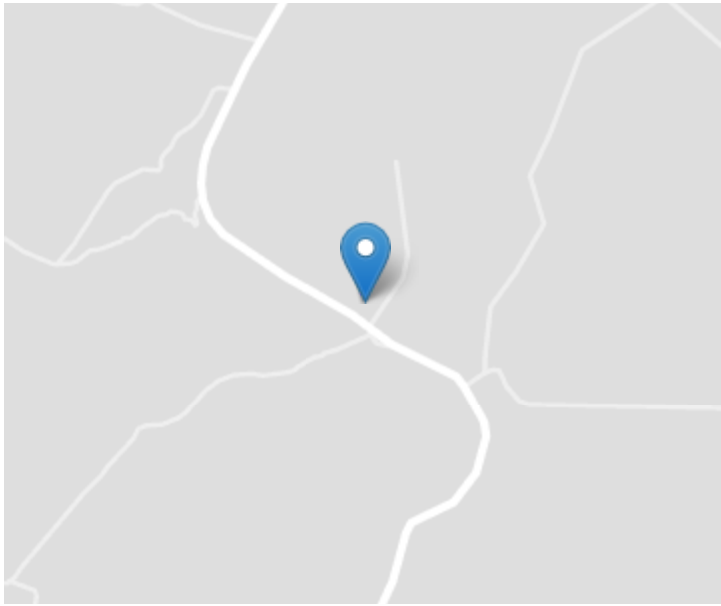
Ger Y Llan, Ciliau Aeron, Nr Aberaeron, Ceredigion. SA48 7SG.

Ref R/3765/RD

£349,000

****Spacious 3 Bed Bungalow**Set in an elevated plot with countryside views**Large commodious grounds**Private off road parking and garage**Edge of village location** 5 Miles Aberaeron**Good standard Living Accommodation**Immaculately presented**Great opportunity for those seeking countryside living but close to amenities****

The property is situated on the fringes of the village of Ciliau Aeron, positioned between Aberaeron and Lampeter. The village offers local primary school, an active community hall and places of worship. The Georgian Harbour town of Aberaeron is within some 5 miles drive from the property with its wealth of local cafes, bars, restaurants and traditional High street offerings, Community Health Centre, Primary and Secondary Schools. The University town of Lampeter is some 20 minutes drive to the East offering supermarkets and a wider range of High Street Offerings.



THE ACCOMMODATION

Front Porch

Leading through to -



Entrance Hall

With central heating radiator.



Front Lounge

18' 5" x 14' 0" (5.61m x 4.27m) with a reconstructed stone feature fireplace with an inset LPG Gas Realflame fire, 2 central heating radiators and front patio door with a nice aspect.



Rear Kitchen/Dining Room

22' 0" x 11' 9" (6.71m x 3.58m) with 2 rear aspect windows. The kitchen area is fitted with a range of good quality Oak fronted base and wall cupboard units with Formica working surfaces, stainless steel 1 ½ bowl single drainer sink unit with

mixer taps, integrated eye level Hotpoint oven and cooking hobs, a Stanley oil fired cooking range with back boiler for domestic and central heating hot water. Part tiled walls.



Side Utility Room

Which has a stainless-steel single drainer sink unit h&c, appliance space with plumbing for a washing machine, fitted base and wall cupboards, rear exterior door. Also, door to –



Integral Double Garage

17' 4" x 17' 0" (5.28m x 5.18m) with automatic up and over door, power and light and side aspect window.



Inner Hallway

With built in Cloak Cupboard and airing cupboard.

Box Room

Front Double Bedroom 1

11' 9" x 11' 9" (3.58m x 3.58m)



Front Double Bedroom 2

11' 8" x 11' 7" (3.56m x 3.53m) with central heating radiator, front aspect window.



Rear Double Bedroom 3

13' 5" x 10' 4" (4.09m x 3.15m) with central heating radiator. Rear aspect window.



Bathroom

12' 0" x 8' 0" (3.66m x 2.44m) with a Peach coloured suite comprising of a panelled bath, pedestal wash hand basin, low level flush toilet, bidet, shower, tiled walls, 2 central heating radiators.



EXTERNALLY

Outside W.C.

The Grounds

The property is contained within walled grounds. Providing tarmacadamed driveway which runs around the whole of the exterior of the bungalow providing ease of manoeuvrability and ample parking.

There are various grassed areas with mature shrubs and ornamental bushes and trees.

To the side is a further area of garden, fenced off to provide a grassed area with an old Cedarwood shed.





TENURE

The property is of Freehold Tenure.


Services

For the purposes of this Assessment, we will assume the property to benefit from Mains Electricity and Water. Private Drainage to a septic tank. Oil Fired Central Heating. Telephone subject to transfer regulations.

Council Tax Band F

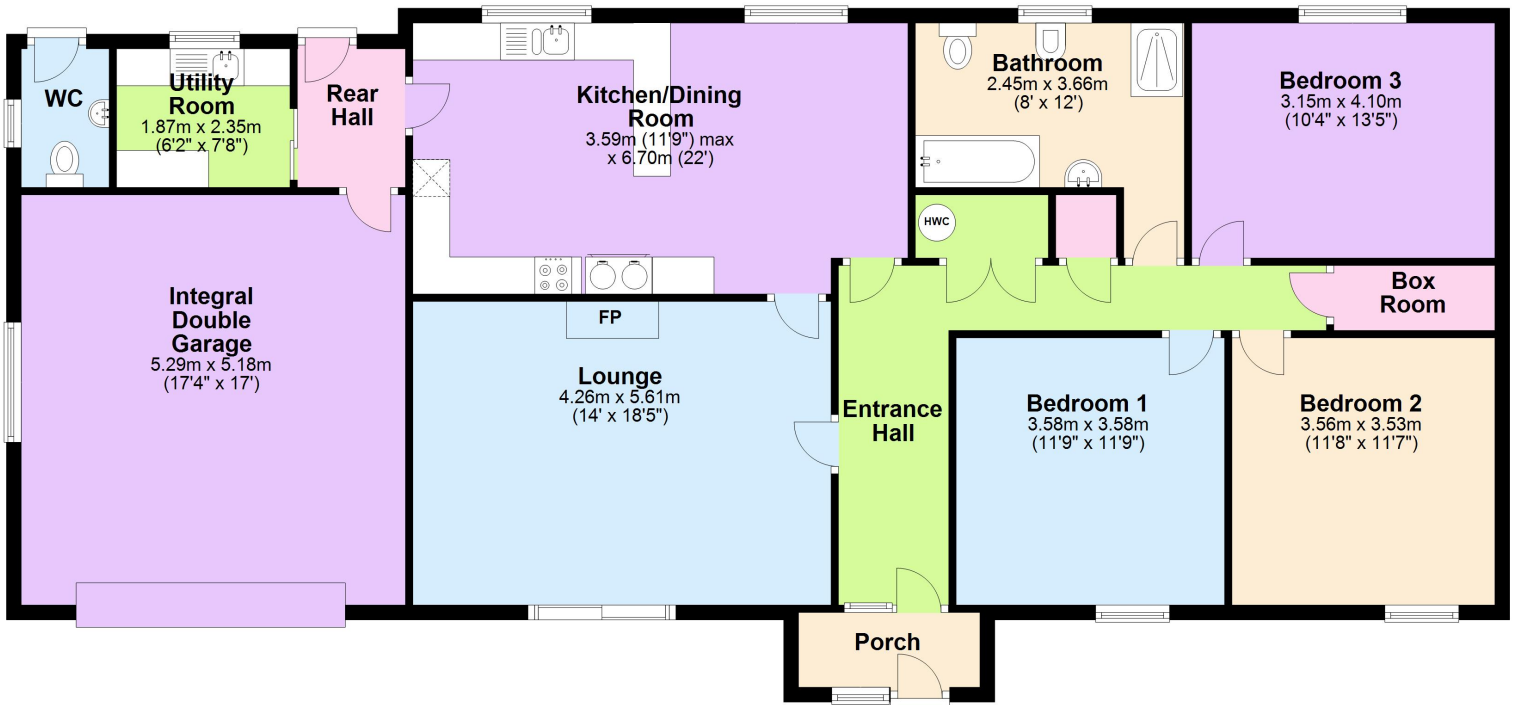
Directions

From Aberaeron head East on the A482 Lampeter road and after some 4 miles you will enter the village of Ciliau Aeron with the primary school located immediately on the Crossroads. Take the right hand turning onto the B4339 proceeding up the hill, passing the village hall on your left hand side. Continue for another ½ a mile and the bungalow is located on the left hand side in an elevated position.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 156.7 sq. metres (1687.0 sq. feet)



Total area: approx. 156.7 sq. metres (1687.0 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.