

A delightful 2 bed holiday cottage in the picturesque Aeron Valley. Ciliau Aeron - Near Aberaeron.



1 Tyglyn Vale Meadow Cottages, Ciliau Aeron, Near Aberaeron, Ceredigion.

SA48 8DD.

£125,000

Ref R/4443/ID

****A most attractive 2 bed holiday bungalow**Located in the heart of the picturesque Aeron Valley**Lovely rural setting with views over woodland**Good sized 2 double bedrooms**Only 4 miles to the coast at Aberaeron**Can be sold fully furnished - subject to negotiation**Double glazing and central heating**Front conservatory**Private parking for 2-3 cars**Pleasant rear garden**10 Month Occupancy**A LOVELY HOLIDAY RETREAT OR INVESTMENT OPPORTUNITY ****

The property comprises of Open Plan lounge/dining/conservatory area, kitchen, shower room, 2 double bedrooms.

Situated within a cul de sac of similar properties being in the heart of the Aeron valley and surrounded by welsh countryside. Forming part of the former Tyglyn Mansion estate, the property is within close proximity to the rural village of Ciliau Aeron being some 4 miles up the Aeron valley from the Cardigan Bay coast at the Georgian harbour town of Aberaeron with its wider range of facilities and services including cafes, bars, restaurants, hotels, primary and secondary schooling, doctors surgery, places of worship etc. Aberaeron having access to the All Wales coastal path. The larger University town of Lampeter is some 9 miles to the East of the property.



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THE ACCOMMODATION

Open Plan Lounge/Dining/Conservatory



12' 5" x 21' 1" (3.78m x 6.43m) via half glazed upvc door into



a spacious room with conservatory to the front with dwarf wall construction with double glazed window surround overlooking woodland, polycarbonate roof, Levante electric wall panel heater, log burning stove on a slate hearth, TV point, multiple sockets, 5' opening into -

Kitchen Area

9' 8" x 5' 8" (2.95m x 1.73m) the kitchen comprises of gloss white base and wall cupboard units with Formica working surfaces above, inset stainless steel drainer sink, Firenzi electric cooker with 4 ring electric hob with pull out extractor, integral fridge/freezer, integrated washing machine, tile splash back, double glazed window to rear, laminate flooring.





Rear Double Bedroom 1



Bathroom



9' 0" x 10' 0" (2.74m x 3.05m) double glazed window to rear, electric wall panel heater.

Front Double Bedroom 2



9' 0" x 10' 0" (2.74m x 3.05m) with double glazed window to front, electric wall panel heater.



9' 2" x 6' 3" (2.79m x 1.91m) (max) split into two sections, one section with a gloss white vanity unit with inset wash hand basin, half tiled walls, stainless steel heated towel rail, frosted window to rear, shower light & point. Doorway into -

Second Section



With dual flush w.c. enclosed shower unit with Heatstore electric shower above, half tiled walls, frosted window to rear, Dimplex radiator.



EXTERNALLY

To the Front



The property benefits from a tarmac drive with ample private parking space for 2-3 cars.

Front lawned area and timber decking with lovely views over the cul de sac and onto woodland.



To the Side and Rear



A generous enclosed lawned area with useful timber garden shed and pathway laid to slabs.

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.



TENURE

The property is of Freehold Tenure.

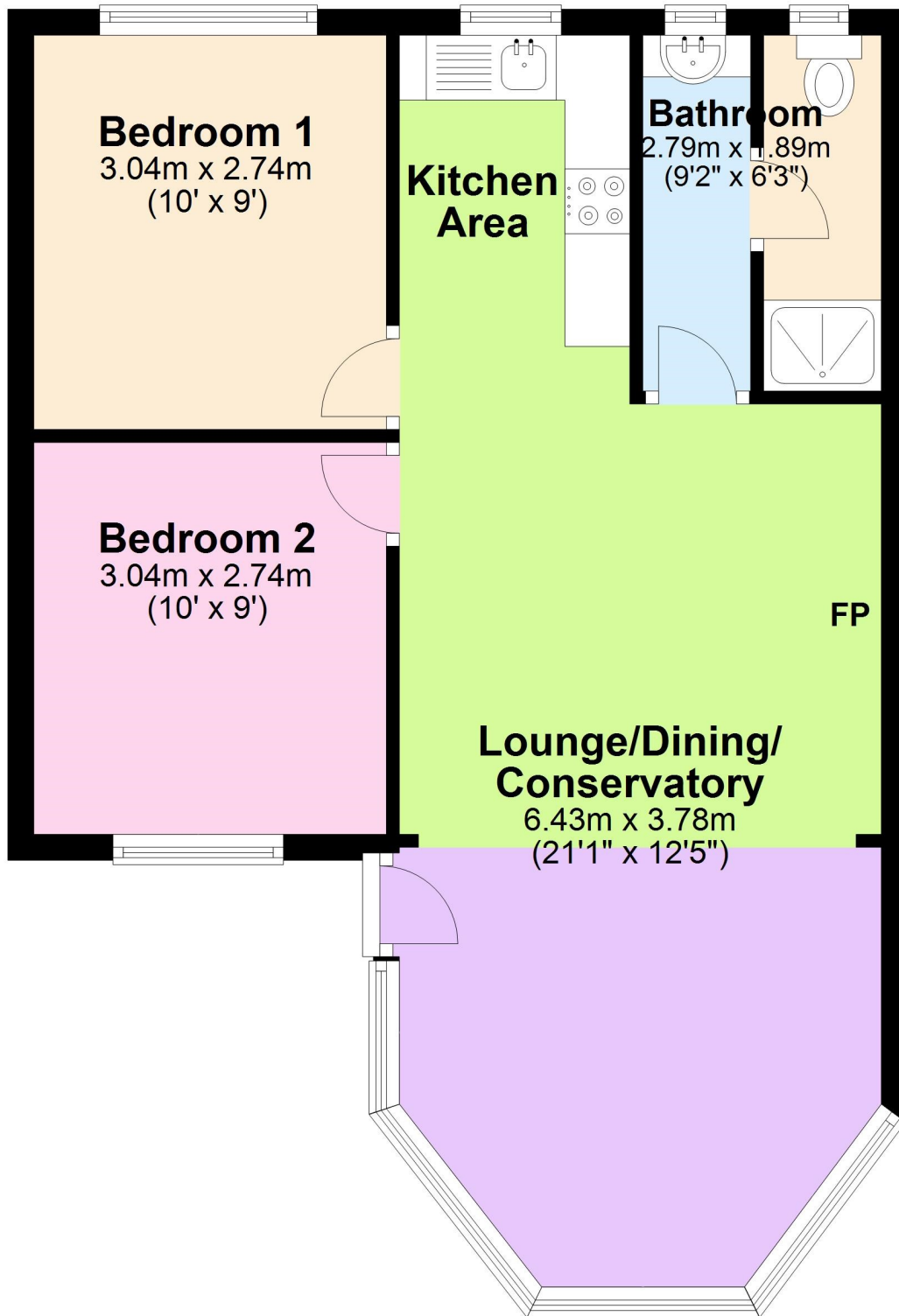
Services

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

There is a service charge of approximately £600 per annum.

Ground Floor

Approx. 52.0 sq. metres (559.9 sq. feet)



Total area: approx. 52.0 sq. metres (559.9 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

1 Tyglyn Vale, Meadow Cottages, Ciliau Aeron

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Driveway. Private.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: D (55)

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

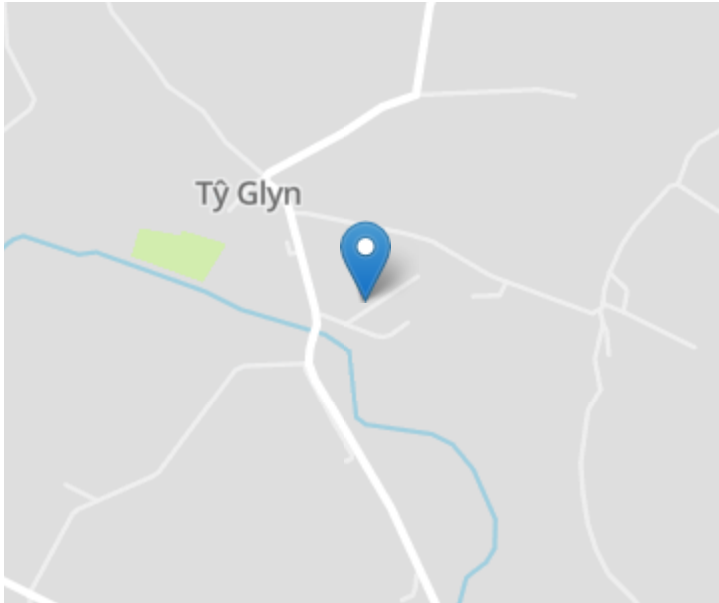
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Existing Planning Permission


Title: Codi garej a chreu ffordd fynediad Erection of a garage and access, Submitted Date: 10/12/1999 00:00:00, Ref No: 991248, Decision: APPROVED SUBJECT TO CONDITIONS, Decision Date: N/A



Directions

From Aberaeron take the A482 Lampeter road and carry on for approx 4 miles until you reach the crossroads at Ciliau Aeron village. Turn left at the crossroads opposite the school. Continue down, proceed over small bridge and you will see the entrance to this estate will be on your right. Proceed into the estate bearing left and the property will be the 1st of the semi detached cottages.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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