

*Attention 1st time buyers. Immaculately presented 3 bedroom semi-detached home with garage and parking. Ciliau Aeron. Near Aberaeron. West Wales.*



21 Parcyrhydd, Ciliau Aeron, Lampeter, Ceredigion. SA48 7SF.

£185,000

R/4070/RD

**\*\* Attention 1st time buyers \*\* Immaculately presented 3 bed semi-detached family home \*\* Popular village location \*\* Large garage and rear workshop \*\* Good standard of living accommodation \*\* Ideal investment opportunity \*\* A great property for those wanting to get on the housing ladder \*\***

The property is situated within the Parcyrhydd development on the edge of the popular village of Ciliau Aeron. The village offers active community hall, primary school and good public transport connectivity. Nearby Felinfach offers a range of day to day services and facilities including petrol station and mini-supermarket, primary school, post office and village shop, community public house, agricultural merchants and village hall. The Georgian harbour town of Aberaeron is some 5 minutes drive of the property with its renowned local cafes, bars, restaurants, comprehensive school, community health centre and leisure centre. The university town of Lampeter is some 20 minutes drive from the property.



**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

## GROUND FLOOR

### Entrance Hallway



12' 6" x 10' 5" (3.81m x 3.17m) accessed via glass panel uPVC door, side glass panel, radiator, tiled flooring, understairs cupboard.

### Lounge

14' 4" x 11' 2" (4.37m x 3.40m) with large window to front, multiple sockets, TV point, solid fuel fire with timber surround, wood effect flooring, radiator.





## Kitchen/Dining Room



11' 3" x 20' 9" (3.43m x 6.32m) with a good level of oak effect base and wall units, wood effect worktop, gas hobs with extractor over, double oven and grill, stainless steel sink and drainer with mixer tap, washing machine connection point, laminate flooring, space for dining table, rear window and glass door to garden, radiator.

## FIRST FLOOR

### Landing

With window to side, access to loft.



## Bathroom



5' 9" x 6' 9" (1.75m x 2.06m) brand new bathroom suite including enclosed corner shower with waterfall head, single wash hand basin on vanity unit, WC, heated towel rail, fully tiled walls, wood effect flooring.

## Rear Bedroom 1

11' 2" x 13' 4" (3.40m x 4.06m) double bedroom, window to rear garden overlooking adjoining fields, radiator, multiple sockets.



## Front Bedroom 2

11' 4" x 11' 2" (3.45m x 3.40m) double bedroom, fitted cupboards, radiator, window to front.





### Front Bedroom 3



7' 8" x 8' 7" (2.34m x 2.62m) window to front, multiple sockets, radiator.

### EXTERNAL

#### To Front

The property is approached from the adjoining estate road into a tarmacadam driveway with space for 2 vehicles to park leading to the garage and front lawned garden area and footpath to the front door.



### Garage

10' 4" x 25' 3" (3.15m x 7.70m) with steel up and over door to front, concrete base, strip lighting to ceiling, side double doors to garden and patio area.



### Rear Store/Workshop

17' 5" x 11' 6" (5.31m x 3.51m) with side window and external door to garden area, range of work benches, multiple sockets.



## Rear Garden

Extending concrete patio from the kitchen area enjoying all day sunlight and steps leading to an upper patio area with views over the adjoining fields and with side log store.



## 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.

## Services

The property benefits from mains water, electricity and drainage. Air source central heating.

Tenure - Freehold


Council Tax Band C



### Directions

From Aberaeron proceed south-east on the A482 Lampeter road as far as the village of Ciliau Aeron. At Ciliau Aeron alongside the school turn right on the B4339 Dihewyd road. Proceed to the top of the hill and you will see the village hall on the left hand side and the entrance to Parcyrhydd on the right hand side. If you enter into the estate and follow the road round, the property is located on the left hand side as identified by the Agents for sale board.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

For further information or to arrange a viewing on this beautiful property, contact us:

**Aberaeron**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



Regulated by

**RICS**<sup>®</sup>

