

*Attention 1st time buyers/investors. 3 bed town house set within a large plot. Aberaeron. West Wales.*



Ger yr Afon, 1 Chalybeate Gardens, Aberaeron, Ceredigion. SA46 0DL.

**£285,000**

**Ref R/3711/RD**

\*\* Attention 1st time buyers \*\* Attention investors \*\* 3 bed semi-detached home \*\* Set within large plot \*\* Potential for extension \*\* Off-road parking facilities \*\* Easy level walking distance to town centre, harbour and seafront \*\* In need of modernisation but has great potential \*\* Quiet and convenient cul-de sac \*\*No Upward Chain\*\*

**\*\*A GREAT OPPOTUNITY NOT TO BE MISSED \*\***

Chalybeate Gardens is a sought after convenient residential cul-de-sac in a popular residential locality within easy level walking distance of a range of a comprehensive range of shopping and schooling facilities, local cafes, bars and restaurants, community health centre, leisure facilities and good public transport connectivity.



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

## ACCOMMODATION

### Entrance Porvch

uPVC entrance porch with floor to ceiling double glazing and glass entrance door.

### Entrance Hallway



5' 9" x 40' 2" (1.75m x 12.24m) with side glass panel, electric heater, BT and wi-fi point, under stairs storage cupboard.

### Front Sitting Room

14' 4" x 12' 0" (4.37m x 3.66m) open fireplace with tiled surround, large window to front overlooking garden, multiple sockets, electric heater.



### Open Plan Kitchen and Dining Room

17' 7" x 8' 11" (5.36m x 2.72m) modern white kitchen with Formica worktop, laminate flooring, space for electric oven, stainless steel sink and drainer with mixer tap, rear window and glass door to garden, multiple sockets, space for 4+ persons dining table.





### Front Bedroom 2

10' 7" x 8' 4" (3.23m x 2.54m) double bedroom, high level built in cupboard, multiple sockets, laminate flooring, heater.



## FIRST FLOOR

### Central Landing

8' 3" x 7' 4" (2.51m x 2.24m) approached via staircase from the entrance hall, electric heater, laminate flooring.

### Front Bedroom 1

13' 0" x 9' 10" (3.96m x 3.00m) double bedroom with window to front, electric heater, built-in wardrobes, multiple sockets.

### Rear Bedroom 3

9' 9" x 9' 0" (2.97m x 2.74m) double bedroom with window overlooking garden, laminate flooring, multiple sockets, heater.



## Bathroom



5' 9" x 5' 5" (1.75m x 1.65m) white bathroom suite including panelled bath with shower over, pedestal wash hand basin, separate WC with low level flush toilet.

## EXTERNAL

### To Front

The property is approached via the adjoining county road to a large corner plot contained within a good forecourt boundary wall. Provides extensive grassed area to front and side with an abundance of flower and shrub borders.



### To Rear

To the rear is an enclosed garden with paved patio and separate seating and grassed areas.





### **Lean-to**

Adjacent to the house is a covered alleyway which leads to an outside WC, store shed and fuel store.

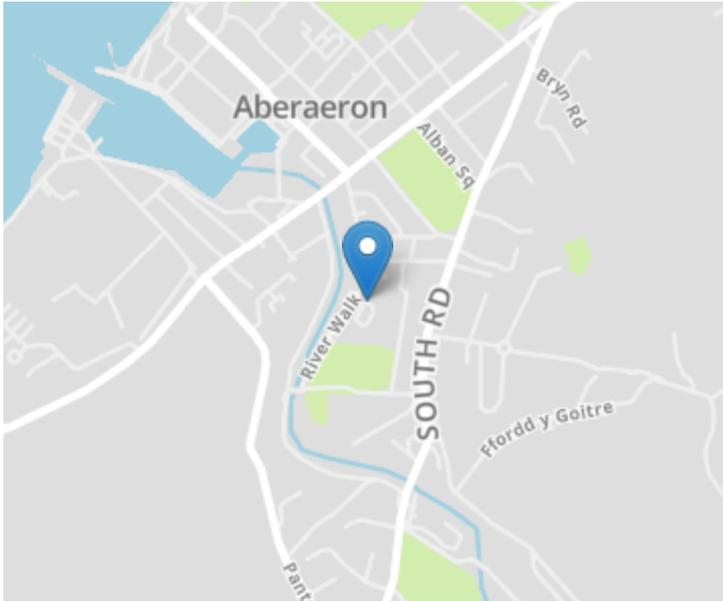
### **TENURE**

The property is of Freehold Tenure.

### **Services**

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

Council Tax Band D.



### Directions

From Morgan and Davies office proceed to town square and take the road opposite down the side of Boots the Chemist into Water Street. Proceed down Water Street and turn left and immediately right towards Chalybeate Gardens. You will pass Cylch Aeron on the left hand side then you will enter into Chalybeate Gardens and this is the 1st property on the left hand side on a corner plot as identified by the Agents for sale board.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(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 property please contact :

**Aberaeron Office**  
**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>



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