

Regulated by:



RICS



Since 1989

**** A most pleasant, detached, L shaped 4 bedroom bungalow ** Aeron Valley village community
** 15 minutes drive to the coast ** West Wales ****



Rosecroft, Cilcennin, Nr Aberaeron, Ceredigion. SA48 8RF.

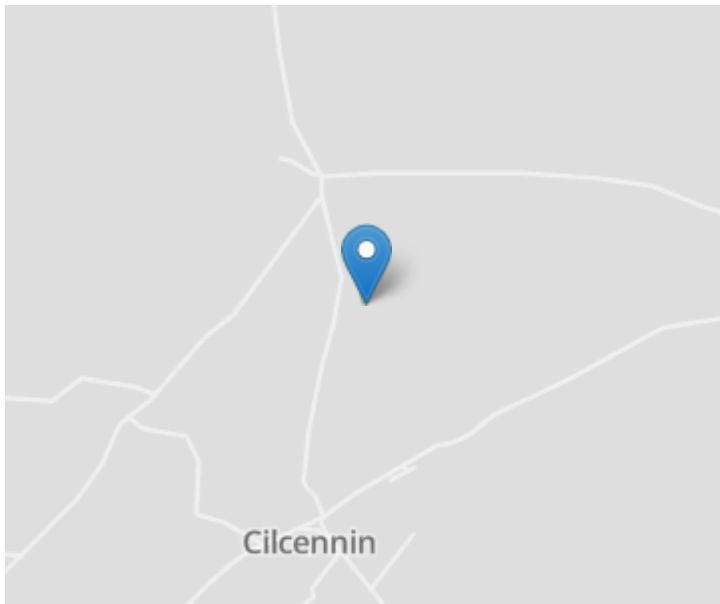
R/3485/DD

£229,000

**** Deceptively spacious detached bungalow residence ** 4 bedroom accommodation ** Central heating and double glazing ** Attached garage ** Pleasant easily maintained grounds ** Quiet village location ** Easy drive to the coast at Aberaeron with its comprehensive range of shopping and schooling facilities ****

The comfortable accommodation provides entrance hall, lounge, kitchen, utility, main bathroom, 4 bedrooms, attached garage. Tarmacadamed drive with ample parking space for several vehicles, lawned forecourt with mature shrubs, ornamental bushes, covered rear patio area and a further garden. Bordering open fields at rear.

Located within the village community of Cilcennin, which lies less than a 15 minute drive from the Cardigan Bay coast at the Georgian harbour town of Aberaeron. Also, a 15 minute drive from the University town of Lampeter and half an hours drive from the coastal university and administrative centre of Aberystwyth.



THE ACCOMMODATION

Entrance Hall

23 foot in length with uPVC entrance door, laminate flooring, built in airing cupboard with central heating radiator, also walk in cloak cupboard (with little work, could be adapted as a connecting door to the garage). Access to insulated loft.

Front Lounge

19' 6" x 10' 5" (5.94m x 3.17m) with front aspect window and also patio door. Ornamental fire place with hardwood surround (with reinstatement of the chimney it could revert to an open fire place), 2 central heating radiators, laminate flooring. Serving hatch from -





Kitchen

11' 0" x 7' 6" (3.35m x 2.29m) with fitted range of base and wall cupboard units with Formica working surfaces with stainless steel 1 1/2 bowl single drainer sink unit with mixer taps, integrated stainless steel oven and ceramic induction hob over, with extractor fan. Plumbing for a dishwasher, space for fridge and freezer, part tiled walls. Door leads through to -



Side Porch

9' 3" x 5' 6" (2.82m x 1.68m) with fitted worktop, front to rear exterior door.

Bathroom

6' 3" x 6' 2" (1.91m x 1.88m) with tiled walls, white suite provides a panelled bath with Mira shower over and shower screen. Pedestal wash hand basin, low level flush toilet, central heating radiator and shaver point.



Rear Double Bedroom 1



10' 8" x 10' 6" (3.25m x 3.20m) with central heating radiator and rear aspect window.

Rear Double Bedroom 2

10' 5" x 8' 4" (3.17m x 2.54m) with central heating radiator and rear aspect window (now used as an office).

Rear Single Bedroom 3

10' 4" x 6' 2" (3.15m x 1.88m) with central heating radiator and rear aspect window.



Double Bedroom 4

11' 5" x 8' 1" (3.48m x 2.46m) with central heating radiator and rear aspect window.



EXTERNALLY

To the Front

A gated tarmacadamed entrance drive leads to private parking space for several vehicles. Walled boundaries to each side and a pleasant lawned forecourt area with mature shrubs, ornamental trees and bushes. Paths around the bungalow.





To the Rear -



An enclosed covered patio and BBQ area, further garden with shrubs and flowers and bordering open fields.

Please Note -

Copies of the current up-to-date planning documentation confirming that this property is certified for full use as an unrestricted residential dwelling are available from the Agents office.

TENURE

We are informed the property is of Freehold Tenure and will be vacant on completion.

Services

Mains electricity and water, private drainage, oil fired central heating.

Telephone subject to BT transfer regulations.

Council Tax Band : D (Ceredigion County Council)

Tenure : Freehold

Directions

From Aberaeron, proceed south/east on the A482 Lampeter road. Drive through the village of Ciliau Aeron onto the next crossroads and turn left signposted Cilcennin. Follow the course of the road for some 1.5 miles until you reach the village of Cilcennin. You will see the church and cemetery on the left hand side. After the former public house, proceed downhill and you will see this bungalow on the right hand side.

