

Detached 3 bedroom period cottage, pleasant garden & detached garage. 2 miles from Aberaeron, West Wales



Perth yr Ommen Llwyncllyn, Aberaeron, Ceredigion. SA46 0HH.

£255,000

R/3864/ID

**** Character detached period cottage** 3 bed accommodation ** pleasant secluded south facing garden ** Ample parking for 3/4 vehicles ** Convenient level walk to a good range of village amenities ** 2 miles from the Georgian harbour town of Aberaeron ****

The accommodation benefits from central heating and double glazing and provides - 2 reception rooms, fully fitted modern kitchen. To the first floor - 3 bedrooms, bathroom and WC.. Lawned garden with summer house. Garage

Conveniently positioned on the level, easy walk to shop, Post Office, filling station, bus stop and also a walk down a parish road to the sea front at Gilfach yr Halen. 2 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. An easy reach of the larger marketing and amenity centres of the area.



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Ground Floor

Entrance Hall



3' 3" x 15' 3" (0.99m x 4.65m) Via uPVC double glazed entrance door laminate flooring and central heating radiator.

Reception Room

15' 4" x 5' 9" (4.67m x 1.75m) with front and side aspect windows and central heating radiator.



Sitting Room





15' 2" x 14' 0" (4.62m x 4.27m) with laminate flooring, central heating radiator, fireplace housing a wood burning stove on a tiled hearth, front aspect window and understair cupboard.

Kitchen/Dining Room

16' 6" x 10' 4" (5.03m x 3.15m) with tiled floor, modern fitted range of light oak fronted units comprising of base cupboards with Formica working surfaces, Belfast sink with mixer taps, integrated appliances including automatic washing machine, fridge, wine cooler and a Leisure dual fuel cooking range with stainless steel cooker hood over and part tiled walls with side exterior door. Front, side and rear aspect windows.





First Floor

Central Landing



8' 7" x 7' 6" (2.62m x 2.29m) which is approached via original dog leg staircase from the entrance hall. Rear aspect window, hatch to loft and built in airing cupboard. Ceiling mounted Enviro Vent Clean Air System.

Front Bedroom 1



11' 7" x 10' 9" (3.53m x 3.28m) with central heating radiator and front aspect window.

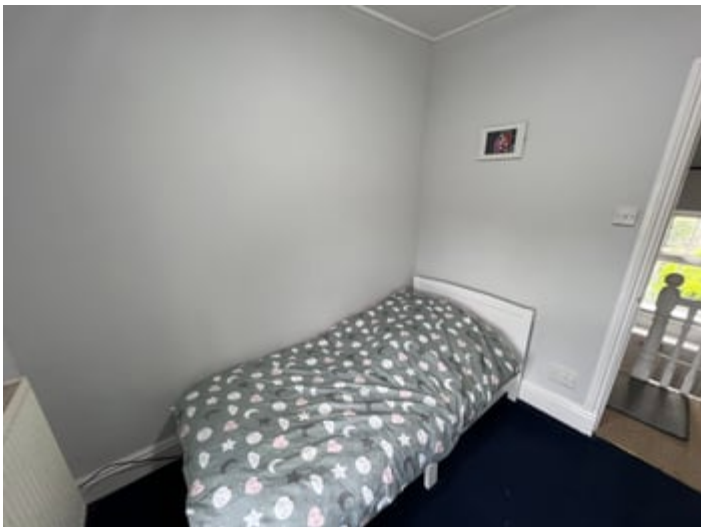


Front Bedroom 2



17' 6" x 7' 6" (5.33m x 2.29m) with central heating radiator and front aspect windows.

Front Bedroom 3



8' 6" x 7' 7" (2.59m x 2.31m) with central heating radiator and front aspect window.

Bathroom

9' 5" x 5' 5" (2.87m x 1.65m) with a tiled floor, part tiled walls, and a white suite provides a panelled bath with electric shower over and shower screen, low level flush toilet, pedestal wash-hand basin and central heating radiator. Extractor fan.



Externally

The Grounds

Drive and forecourt parking with galvanised steel double gates leading to an enclosed side yard and paved patio area with decking at side.

Garden shed housing a Worcester oil fired central heating boiler.





Detached Garage

Recently installed roller shutter door, concrete flooring, lights and power connected. Could be used for a range of alternative uses - home office/annex etc..



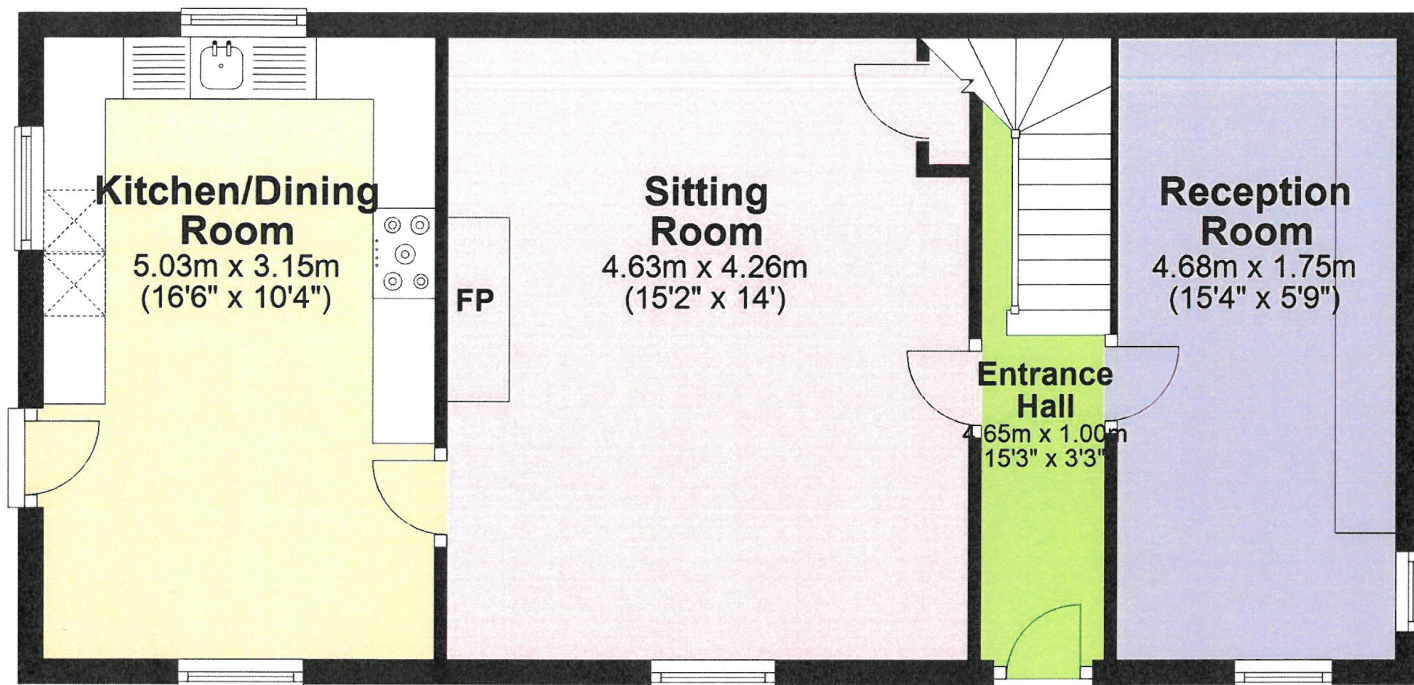
Services

The property benefits from : Mains electricity, water & drainage. Oil fired central heating (combi boiler).

Tenure : Freehold

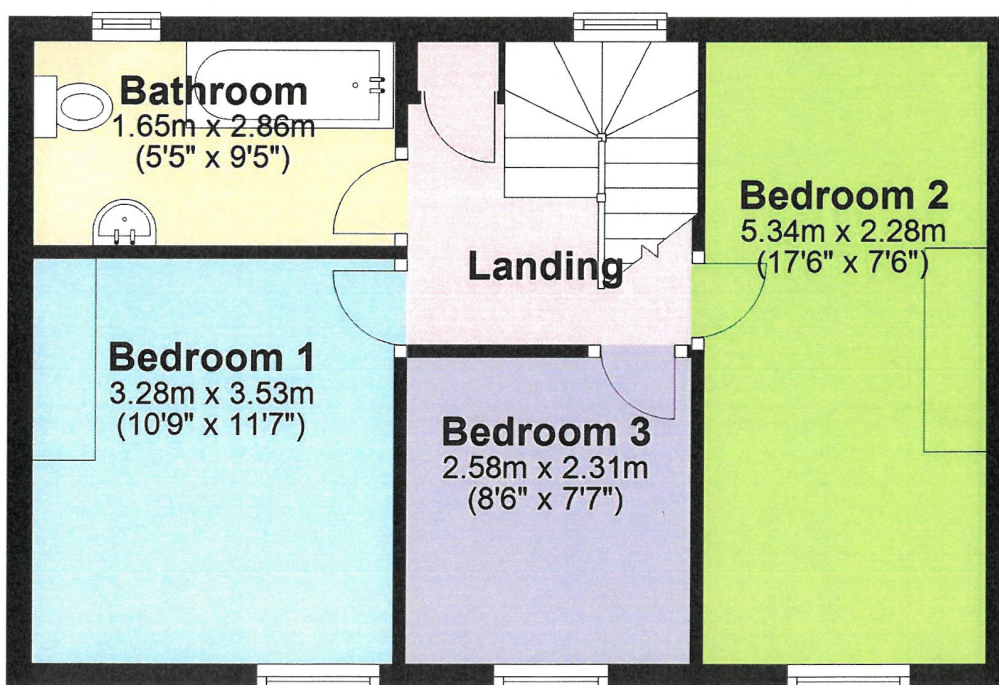
Ground Floor

Approx. 55.0 sq. metres (591.7 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



Total area: approx. 93.6 sq. metres (1007.8 sq. feet)

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

Perth Yr Onnen, Llwyncelyn, ABERAERON



Directions

From Aberaeron proceed south west on the A487 coast road through the first village of Ffosyffin to the next village of Llwyncelyn. Immediately after passing the shop and filling station on the right hand side, take the next left hand turning towards Oakford. proceed down this road for 500 yards and you will see the property on your left hand side just after the chapel.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		80
(69-80) C		
(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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