

Modernised 3 bedroom bungalow with wonderful coastal aspect over Cardigan Bay. Aberarth, near Aberaeron, West Wales.



Trai-A-Llanw, Aberarth, Aberaeron, Ceredigion. SA46 0LT.

£345,000

R/5119/RD

**** Modern 3 bedroom bungalow ** Private parking and garage ** Wonderful coastal aspect over Cardigan Bay towards Aberaeron ** South facing garden ** 50 yards to beach ** Close to village amenities ** 1 mile Aberaeron ** New kitchen and modern bathroom ** New flooring ** NO CHAIN ****

The property is situated within the coastal village of Aberarth, conveniently positioned along the A487 coast road linking Aberaeron to Aberystwyth. The village offers an active community hall and public transport connectivity. The residents rely on the nearby town of Aberaeron for their day-to-day needs including primary and secondary schooling, leisure centre, community health centre, traditional high street offerings, local shops, post office, cafes, bars and restaurants. The University town of Aberystwyth is some 15 miles to the north offering a wider range of facilities including regional hospital, retail parks, supermarkets, sixth form college and university, network rail connections and large-scale employment opportunities.



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

GENERAL

The property comprises of a 3 bedroomed detached bungalow set in a corner plot overlooking adjoining fields and the coastline.

The property benefits from off road parking and private garage.

The Aberarth beach is within some 50 yards walk from the bungalow with its location being a notable feature.

The bungalow is in need of modernisation in places including the potential replacement of the rear conservatory.

THE ACCOMMODATION

Entrance Hallway



With electric heater.

Bathroom



With a white suite to include a panelled bath, single wash hand basin, separate corner shower, heated towel rail, WC.

Bedroom 1



10' 3" x 10' 0" (3.12m x 3.05m) double bedroom with electric heater, multiple sockets, doors leading into:

Front Conservatory

9' 9" x 6' 3" (2.97m x 1.91m) with dual aspect floor to ceiling windows, radiator, tiled flooring, separate front door entrance.



Inner Hallway

Cloak Room



Cloak room off with WC and single wash hand basin. Access to airing cupboard with shelving and copper cylinder.

Bedroom 2

13' 4" x 12' 0" (4.06m x 3.66m) double bedroom, electric heater, side window.



Bedroom 3



12' 2" x 9' 2" (3.71m x 2.79m) double bedroom with range of fitted wardrobes, electric heater, rear window.

Living Room



16' 3" x 13' 4" (4.95m x 4.06m) with feature stone fireplace and surround on slate hearth and mantle with multi fuel burner, multiple sockets, heater, windows overlooking garden towards the coast and access to:

Conservatory



12' 0" x 8' 0" (3.66m x 2.44m) of upvc construction, many of the windows are now blown, tile flooring, rear doors to garden, direct sea views.

Kitchen





13' 1" x 9' 9" (3.99m x 2.97m) recently installed modern Navy kitchen with range of base and wall units, Formica work top, sink and drainer, integrated appliances, side door to garden, plumbing and space for dishwasher, window overlooking garden.

EXTERNALLY

To The Front

The property is approached from the adjoining roadway into a side driveway providing space for 2 vehicles to park with mature gardens and ground with areas laid to lawn. Rear patio area.

All enjoying direct sea views and adjoining the All-Wales coastal path.





Garage

23' 4" x 9' 2" (7.11m x 2.79m) having up and over door with side pedestrian door, water and power connection.



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.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

The property benefits from mains water and electricity and drainage. Electric central heating. Upvc double glazed windows.

Tenure - Freehold.

Council tax band E

MATERIAL INFORMATION

Council Tax: Band E

Council Tax: Rate 1654

Parking Types: Driveway. Private.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (57)

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



Directions

From Aberaeron, head north on the A487 after 1 mile you will head into the village of Aberarth. Take the first left hand turning as you enter the village and continue along this quiet lane passing a row of houses and the village hall car park on your right hand side. Continue along the road and the property is the last 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+) A		
(81-91) B		80
(69-80) C		
(55-68) D	57	
(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 :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

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



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