

## *Refurbished 3 bedroom dwelling. Aberaeron. West Wales.*



3 Glanafon, Aberaeron, Ceredigion. SA46 0EW.

**£255,000**

**R/3658/RD**

**\*\* Refurbished 3 bedroom dwelling \*\* Spacious accommodation \*\* Private rear garden \*\* Off-road parking \*\* Cosy family home \*\* Attention 1st time buyers \*\* Attention investors \*\* A great opportunity to acquire a modern, refurbished property within this sought after coastal town \*\***

The property is situated within the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities, local cafes, bars, restaurants, community health centre, excellent leisure facilities and good public transport connectivity. The university towns of Aberystwyth and Lampeter are all within 20-30 minutes drive of the property.



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## GROUND FLOOR

### Entrance Hallway

3' 4" x 15' 9" (1.02m x 4.80m) accessed via glass panel composite door, slate flooring, radiator, under-stairs storage.



### Utility/WC

4' 9" x 8' 7" (1.45m x 2.62m) with washing machine connection, WC, single wash hand basin, slate flooring, high level window.

### Open Plan Kitchen and Dining Room

16' 8" x 15' 9" (5.08m x 4.80m) a great addition to the property with bi-fold doors opening to the private rear garden with the kitchen offering off-white base units with oak worktop, space for electric oven with extractor over, tiled splashback, slate flooring, kitchen island with deep saucepan drawers and cupboard space, oak worktop, 2 x Velux rooflights over allowing excellent natural light, bi-fold doors to garden, multiple sockets, underfloor heating, walk-in pantry housing the oil Rayburn, double glass doors into:







## Lounge

15' 4" x 10' 3" (4.67m x 3.12m) with large window to front, radiator, multiple sockets, TV point, wood burner, door to hallway.



## FIRST FLOOR

### Landing

with access to loft.

### Front Bedroom 1

10' 6" x 12' 3" (3.20m x 3.73m) double bedroom, window to front, radiator, multiple sockets.







### Front Bedroom 2

8' 9" x 8' 3" (2.67m x 2.51m) double bedroom, window to front, radiator, multiple sockets.

### Rear Bedroom 3

10' 6" x 10' 8" (3.20m x 3.25m) double bedroom, window to rear, multiple sockets, radiator.



### Bathroom

walk in shower with side glass panel, w/c. single wash hand basin, heated towel rail, fully tiled walls, rear window



### EXTERNALLY

#### To Front

The property is approached from the adjoining estate road to a tarmac parking space and front lawn with covered canopy providing excellent external storage space and access to the main front door.





Council tax band C.

### To Rear

A walled garden finished with natural slate and high level walled boundaries.



### TENURE

The property is of Freehold Tenure.

### Services

The property benefits from mains electricity and drainage. Oil central heating.

## MATERIAL INFORMATION

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**Council Tax:** Band C

**Council Tax:** Rate 1203

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (70)

**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

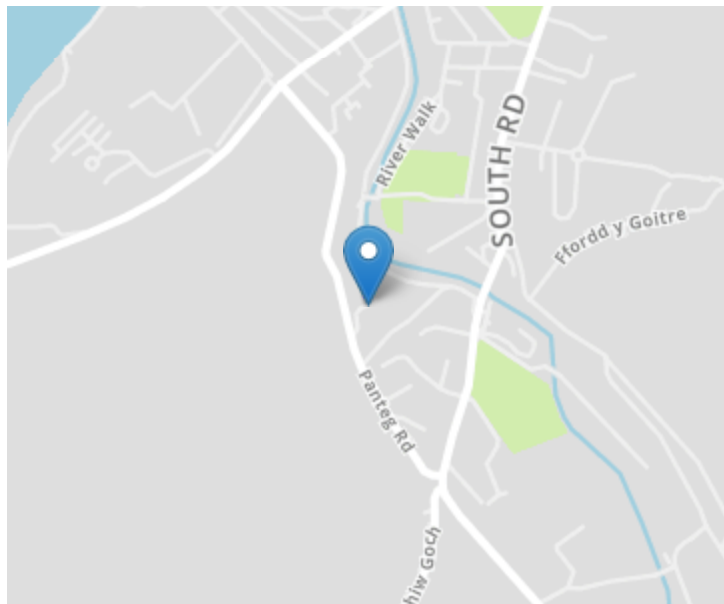
**Is the property listed?** No

**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 town centre, head south on the A482 signposted Lampeter, crossing over the river Aeron and the adjoining community centre and rising up Vicarage Hill to the mini roundabout taking the 3rd exit onto Panteg Road. Continue past the Vicarage on your right and the entrances to Coed y Bryn and Doheulog and the entrance to Glanafon is the next on your right hand side. Continue down into the lower end of the estate and the property is located on the left hand side.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	70	75
	EU Directive 2002/91/EC 	

For further information or to arrange a viewing on this property please contact :

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