

*One of the finest! Highly desirable 4/5 bed (en suite) residence with views of Cardigan Bay.
Outskirts of Aberaeron. West Wales.*



Llysawel Cardigan Road, Aberaeron, Ceredigion. SA46 0ET.

£390,000

Ref R/4742/RD

**** Home with a view! ** Most appealing detached residence ** Stylish and modern ** 4 or 5 bedrooms (en suite) ** Full double glazing and central heating ** Garage ** Pleasant grounds ** Outstanding views over Cardigan Bay and south towards New Quay harbour ** Less than a mile from Aberaeron town centre ** One of the finest currently available in this Cardigan Bay coastal region **THE HOME YOUR FAMILY DESERVES !****

The accommodation provides Front Vestibule, Entrance Hall, Fitted Kitchen/Dining Room, Rear Porch, Inner Hallway, Lounge with picture window, Bathroom and WC., Study (5th bedroom), 2 ground floor Bedrooms, Loft conversion provides Master Bedroom 3 (or upstairs sitting room), En suite Shower Room and toilet. 4th Bedroom.

Set well back off the main A487 coast road, less than a mile from Aberaeron with its comprehensive range of shopping and schooling facilities, harbour and sea front. On a bus route, almost equi distant from Aberystwyth to the north and Cardigan to the south and within some 15 miles of the university town of Lampeter. OS Grid Ref. 449/622.



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GENERAL

A most appealing, substantial detached bungalow residence of traditional construction under a tiled roof. Well maintained and recently refurbished which work included a loft conversion to provide 2 bedrooms although 1onewould be an ideal upstairs sitting room to take full advantage of the extensive coastal views.

GROUND FLOOR

Front Porch/Vestibule

with Everest upvc double glazed entrance door. Oak inner entrance door leads to -

Reception Hall

13' 8" x 6' 0" (4.17m x 1.83m) with solid oak flooring, ceiling down lighters, central heating radiator, built in airing cupboard, custom made staircase to first floor.



Kitchen/Dining Room

23' 3" x 13' 0" (7.09m x 3.96m) (max.) 10' (min) with tiled floor, front aspect window enjoying views to the sea.

The Kitchen Area is fitted with a range of modern units comprising of base cupboards with speckled quartz work tops, matching fitted wall cupboards, in set 1 1/2 bowl sink unit, integrated Hotpoint eye level double oven and Neff microwave, induction ceramic hob unit with stainless steel cooker hood over, dish washer, Smeg washer/dryer, venetian blinds to windows, door to -





Rear Porch

8' 0" x 5' 11" (2.44m x 1.80m) with tiled floor, views to garden and open fields at rear

Attractive Lounge

14' 11" x 13' 2" (4.55m x 4.01m) A good sized family living room with central heating radiator, open fireplace with tiled surround, alcoves to each side, central heating radiator, 10' picture window taking full advantage of the coastal aspect over Cardigan Bay, New Quay headland.





Bathroom

7' 3" x 6' 9" (2.21m x 2.06m) with tiled floor and tiled walls, new white suite provides a corner bath with shower over and shower screen, vanity unit with in set wash hand basin and cupboard under, mirror with light over, low level flush toilet, heated towel rail. Glazed door to -



Inner Hallway

Front Double Bedroom 1

14' 1" x 13' 3" (4.29m x 4.04m) with central heating radiator,

range of fitted wardrobes with sliding mirror doors, picture window with views to New Quay.



Rear Double Bedroom 2

11' 5" x 9' 11" (3.48m x 3.02m) again with fitted wardrobes with sliding mirror doors, central heating radiator, vertical blinds



Rear Study (Bedroom 5)

10' 11" x 8' 4" (3.33m x 2.54m) A potential single bedroom with central heating radiator, window to garden, multiple sockets.

FIRST FLOOR / LOFT CONVERSION

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Approached via a custom made oak open tread staircase with glazed side panels to -

Master Bedroom 3 (or upstairs sitting room)

19' 1" x 11' 11" (5.82m x 3.63m) (7'6" maximum head room) with down lighters, 2 large velux windows to front with outstanding sea views, central heating radiator, small velux window at rear





En Suite Shower Room

with tiled floor and tiled walls, low level flush toilet, vanity unit with mirror and light over, shower cubicle, heated towel rail, access to useful under eaves storage space.



Bedroom 4

13' 6" x 10' 1" (4.11m x 3.07m) (7'6" max head room) a double bedroom with down lighters, velux window with views, central heating radiator, multiple sockets.

EXTERNALLY

Outside Boiler Room

Houses the oil fired Grant central heating combi boiler.

To the Front

Larged walled lawned forecourt with shrubs and flower borders. Side driveway leads to a -





Detached Single Garage

16' 11" x 9' 10" (5.16m x 3.00m) with automatic up and over door, side window.

2 integral store sheds to rear.

At the Rear

A most pleasant but easily maintained lawned garden area which borders open fields and with a feature raised paved patio area with brick side walls. Secure boundary fencing to boundary. Oil storage tank.





MONEY LAUNDERING

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

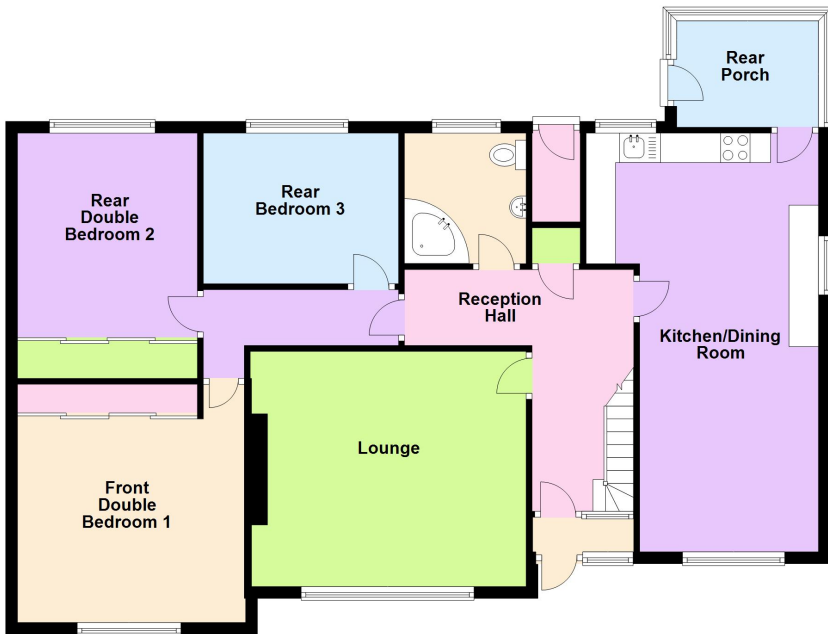
Mains electricity, water and drainage. Oil fired central heating.. Upvc double glazing.

TENURE - Freehold.

Council Tax Band E (Ceredigion County Council).

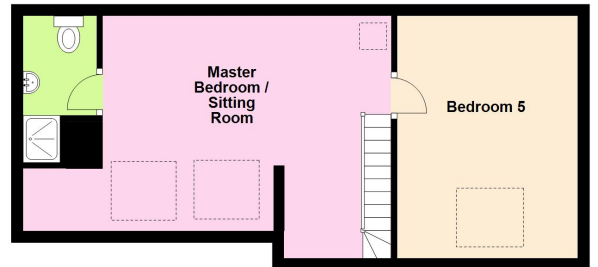
Ground Floor

Approx. 109.7 sq. metres (1180.6 sq. feet)



First Floor

Approx. 36.8 sq. metres (395.7 sq. feet)



Total area: approx. 146.4 sq. metres (1576.3 sq. feet)

For illustration purposes only, floor-plan not to scale and measurements are approximate
Plan produced using PlanUp.

Awali, Cardigan Road, Aberaeron

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

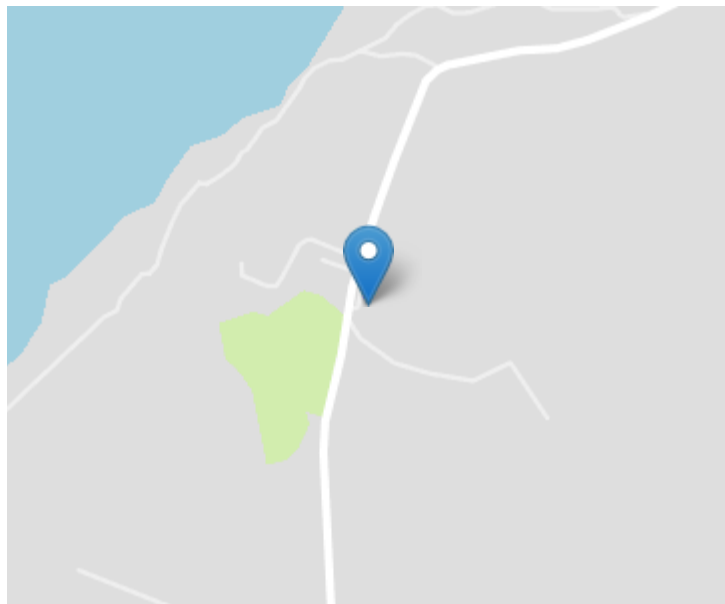
Any risk of coastal erosion? No

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

Travel south out of Aberaeron on the main A487 coast road for 1/2 a mile or so and you will see the property located on the left hand side identified by the Agents For Sale board.

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

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