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RICS



Since 1989

Fully refurbished 3-4 bed bungalow with outstanding coastal views. Aberaeron - West Wales.



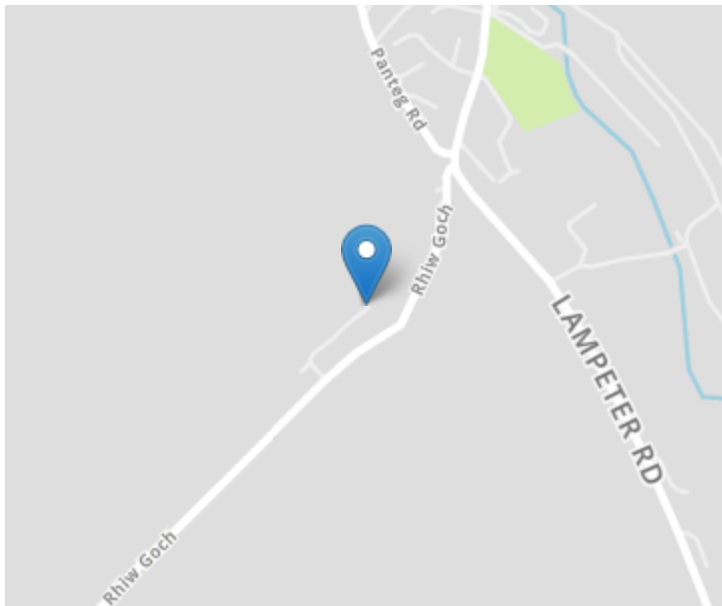
8 Rhiwgoch, Aberaeron, Ceredigion. SA46 0HR.

Ref R/3923/RD

£395,000

****Fully refurbished 3-4 bed bungalow**Spacious accommodation**Set within a large plot**Outstanding views over Aberaeron town and Cardigan Bay**New flooring**New Bathrooms**Re-wiring in places**Re-decorated**Fully orientated to maximise the outlook over the Bay**Sought after Address**Private off road parking and garage**Walking distance to town amenities**Unique opportunity and MUST BE VIEWED TO BE APPRECIATED****

The property is situated within the Rhiwgoch Development on the fringes of Aberaeron town centre. This famous Georgian harbour town boasts primary and secondary schools, community Health Centre, good level of Leisure facilities, traditional High Street offerings, local cafes, bars and restaurants. Also having a good public transport connectivity. The University towns of Aberystwyth and Lampeter are all within some 20 minutes drive of the property.



THE ACCOMMODATION

Entrance Hallway

3' 7" x 5' 6" (1.09m x 1.68m) accessed via a new composite door with wood effect flooring, airing cupboard. Access to loft.



Bathroom

6' 9" x 5' 7" (2.06m x 1.70m) a brand new luxurious bathroom suite including P shaped panelled bath with shower over and side glass panel, single wash hand basin and vanity unit, w.c. new tiling to walls and floor, heated towel rail, front window.



Lounge

19' 4" x 13' 10" (5.89m x 4.22m) an impressive large family living space with feature corner window overlooking Aberaeron town and Cardigan Bay as well as the adjoining countryside. A feature gas fire with surround and hearth, radiator, slate effect flooring, multiple sockets, TV point.





Open Plan Dining Room

10' 3" x 10' 3" (3.12m x 3.12m) with a new rear patio door to garden, radiator, multiple sockets, side window.



Kitchen

16' 4" x 10' 2" (4.98m x 3.10m) a modern 'shaker' style kitchen with Formica worktop, 1½ stainless steel sink and drainer with mixer tap, 'Bosch' dishwasher, induction hobs with extractor over, 'Bosch' double oven and grill, tiled splash back, under larder washing machine connection point, breakfast bar, slate effect flooring, multiple sockets, access to





Rear Porch

Of upvc construction with windows and doors to side, tile flooring.



Cloak Room/Shower Room

A new w.c., enclosed shower, single wash hand basin, heated towel rail.



Front Bedroom 1

11' 7" x 9' 1" (3.53m x 2.77m) a double bedroom, window to front, multiple sockets, radiator, wood effect flooring, space for fitted wardrobes.





Front Bedroom 2

11' 6" x 12' 9" (3.51m x 3.89m) a double bedroom, dual aspect windows to front and side enjoying distant coastal views, wood effect flooring, multiple sockets, TV point.



Rear Bedroom 3

10' 3" x 11' 2" (3.12m x 3.40m) a double bedroom, window to rear, multiple sockets, radiator. Wood effect flooring.



Utility Room

5' 7" x 10' 5" (1.70m x 3.17m) housing a Worcester oil fired boiler. External door to garden. Tiled flooring. Multiple sockets. Connecting door into -

Garage

11' 9" x 10' 4" (3.58m x 3.15m) with steel up and over door, concrete base, multiple sockets.

(We are advised that planning permission is in place to convert this into additional living/bedroom space).

EXTERNALLY

To the Front

The property is approached from the adjoining estate road onto a tarmacadamed driveway with space for 2+ vehicles to park and access to garage. Footpath access to front and rear gardens leading through to -





Side & Rear Garden

Being laid to lawn and enjoying a wonderful aspect over the adjoining countryside towards Aberaeron town and over Cardigan Bay.





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.

TENURE

The property is of Freehold Tenure.

Services

We are advised that the property benefits from Mains Water, Electricity and Drainage. Oil Central Heating.

Council Tax Band - E

Directions

From The Feathers Royal Hotel in the centre of Aberaeron, proceed along the A482 road sign posted Lampeter, passing the comprehensive school on the left. Continue for approximately half a mile passing the school playing fields on the left hand side and up to a mini roundabout. Take the 2nd exit up the hill (Rhiwgoch) and after some 500 yards or so take the right hand turning onto the estate road (sign posted). Follow the road around to the right. Proceed for approximately 50 yards and the property will be located on the left hand side as identified by the Agents For Sale board.

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