

*Attention 1st time buyers. 3 bed semi-detached home with coastal views. Aberaeron. West Wales.*



8 Penmaesglas, Aberaeron, Ceredigion. SA46 0BL.

£269,000

R/4062/RD

**\*\* Attention 1st time buyers \*\* 3 bed semi-detached home \*\* Ideal 1st time buyer opportunity \*\* Ideal Investment \*\* Large private rear garden \*\* Distant views to coast \*\* Feature conservatory \*\* In need of sympathetic modernisation \*\* Walking distance to town centre and beach \*\* A great opportunity for those seeking to get on the housing ladder or looking to downsize \*\* Must be viewed to be appreciated \*\***

The property is situated within the Georgian harbour town of Aberaeron with its primary and secondary schools, leisure centre, community health centre, traditional high street offerings, local cafes, bars, restaurants and excellent public transport connectivity. The university town of Aberystwyth is some 20 minutes drive to the north offering a wider range of local amenities and services including university, regional hospital, Network Rail connections, retail parks, 6th form college, industrial estate and large scale employment opportunities.



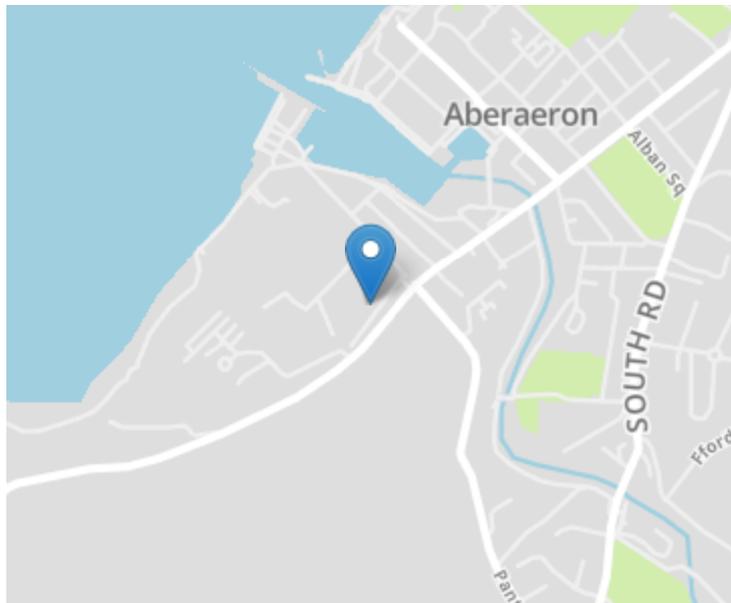
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## ACCOMMODATION

### Front Porch

3' 9" x 8' 5" (1.14m x 2.57m) accessed via glass panel uPVC door, windows to front garden, wood effect flooring, hardwood door into:



### Hallway

6' 2" x 9' 5" (1.88m x 2.87m) with wood effect flooring, radiator, stairs to first floor, understairs cupboard, separate boiler cupboard with side window.



### Lounge

13' 6" x 12' 8" (4.11m x 3.86m) with feature fireplace with solid fuel fire, tiled inserts and timber surround, multiple sockets, TV point, radiator, double glass doors into:





### Conservatory

12' 4" x 11' 1" (3.76m x 3.38m) with dwarf wall and windows to all sides, double glass doors to garden, tiled effect vinyl flooring, radiator, multiple sockets.

### Dining Room

9' 6" x 12' 4" (2.90m x 3.76m) window to front, tiled fire surround with solid fuel fire, tiled flooring, radiator, open plan into:





### Kitchen

7' 9" x 9' 7" (2.36m x 2.92m) with a range of base and wall units, stainless steel sink and drainer with mixer tap, rear window, Formica worktops, space for electric cooker, tiled flooring, rear door to garden.



### FIRST FLOOR

#### Landing

With access to loft, window to front, airing cupboard with radiator.



#### Front Bedroom 1

12' 8" x 8' 8" (3.86m x 2.64m) double bedroom, window to front, period tiled fireplace and surround, radiator, electric socket.



### Rear Bedroom 2

11' 3" x 12' 3" (3.43m x 3.73m) double bedroom, window to rear with distant sea views, radiator, multiple sockets, wall lights.

### Rear Bedroom 3

10' 2" x 7' 8" (3.10m x 2.34m) with window to rear with distance sea views, radiator, electric socket.





## Bathroom

6' 6" x 8' 3" (1.98m x 2.51m) currently a wet room facility with open shower, WC, single wash hand basin, radiator, side window.



## EXTERNAL

### To Front

The property is approached from adjoining road and parking area to a walled forecourt with steps leading down to the front door, plateaued front garden with raised flower beds and decorative gravel area, side door and path to:



## To Rear

Enclosed garden space with block wall and panel fencing to boundaries, extending rear patio area from the Conservatory enjoying sea views and a south/west facing aspect overlooking the garden and enjoying a wonderful afternoon and evening sunlight, paths down to lower garden area with redundant fish pond, gravelled footpath leading through to lawned section with 8' x 6' garden shed, base for a glasshouse, mature planting to borders.



## Outbuilding

Located to the rear of the kitchen area is a brick outbuilding with cement fibre roof and concrete base, split into:



### Store Room

5' 8" x 9' 8" (1.73m x 2.95m) with rear window:



### External WC

WC, tiled flooring.



### 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.

### Services

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

Tenure - we understand the property to be Freehold.

Council Tax Band - D.

### Directions

Travelling south from Aberaeron on the A487 heading out of the town passing the church on your left take the next right hand turning signposted South Beach and Yacht Club. Take this turning down onto Wellington Street bearing immediately left onto Penmaesglas and number 8 is located on the right hand side as identified by the Agents for sale board.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



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For further information or to arrange a viewing on this beautiful property, contact us:

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Regulated by