

*Immaculately presented and deceptively spacious 4 bedroom detached bungalow residence.  
Located in the popular semi rural village of Cilcennin - Near Aberaeron / Lampeter.*



**Rosecroft, Cilcennin, Nr Aberaeron, Ceredigion. SA48 8RF.**

**£275,000**

**Ref R/4485/ID**

**\*\*Immaculately presented and deceptively spacious 4 bed detached bungalow residence\*\*** Located in the popular semi rural village of Cilcennin **\*\*Being only a 10 minute drive from the Cardigan Bay coastline\*\*** Recently modernised and completely redecorated including new kitchen **\*\*Situating on a generous sized plot with ample private parking to front\*\*** Single garage **\*\*Double glazing throughout and oil fired central heating\*\***

The accommodation provides Ent Hall, Lounge/Dining Room, Kitchen, Utility Room, 3 Double Bedrooms, 1 Single Bedroom and Bathroom.

The property is located within the village community of Cilcennin in the lower reaches of the Aeron valley being some 10-15 minute drive from the coast at Aberaeron which offers a comprehensive range of shopping and schooling facilities, an array of cafes, bars and restaurants, integrated health centre and much more. Some 9 miles from the University town of Lampeter and within easy travelling distance to the larger marketing and amenity centres of Aberystwyth and Cardigan.



**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

## THE ACCOMMODATION

### Entrance Hall

4' 4" x 22' 8" (1.32m x 6.91m) via half glazed uPVC door with side panel, central heating radiator, laminate flooring, airing cupboard and boot room.

### Lounge/Dining Room

12' 7" x 19' 6" (3.84m x 5.94m) a spacious room with 7ft patio doors to front with double glazed window to front, 2 central heating radiators, laminate flooring, TV point, service hatch to kitchen.



### Kitchen

5' 9" x 10' 6" (1.75m x 3.20m) comprising of a fitted gloss white base and wall cupboard units with formica working surfaces above, inset stainless steel drainer sink with pull out mixer tap, electric oven and 4 ring electric hob, pull out extractor hood, central heating radiator, space for fridge freezer, plumbing for automatic washing machine, door into -







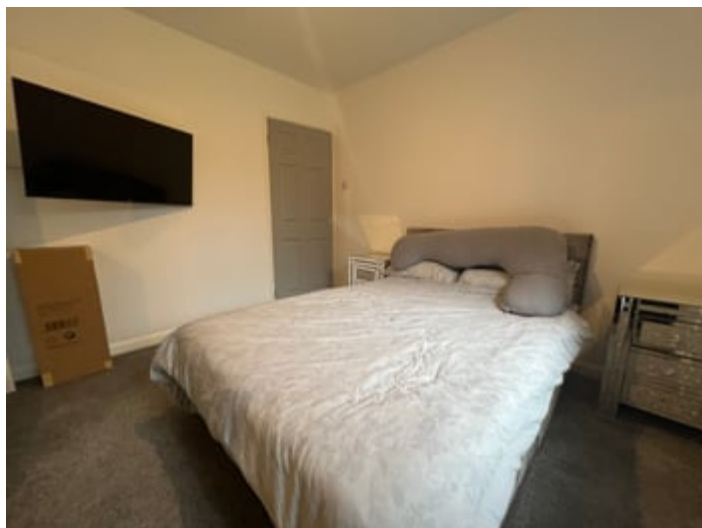
### Utility Room

9' 7" x 5' 6" (2.92m x 1.68m) with upvc doors to both sides, plumbing for automatic washing machine and outlet for tumble dryer, space for fridge freezer.



### Double Bedroom 1

10' 5" x 10' 9" (3.17m x 3.28m) double glazed window to rear, fitted wardrobes, TV point, central heating radiator.



### Double Bedroom 2

10' 5" x 9' 5" (3.17m x 2.87m) with double glazed window to rear, TV point, central heating radiator.



### Single Bedroom 3

10' 5" x 6' 3" (3.17m x 1.91m) central heating radiator, double glazed window to rear.



### Double Bedroom 4

11' 5" x 8' 0" (3.48m x 2.44m) with double glazed window to rear, central heating radiator.



### Bathroom

6' 3" x 6' 3" (1.91m x 1.91m) with a modern white suite comprising of a panelled bath with rainfall shower above, concealed w.c. gloss white vanity unit with inset wash hand basin, fully tiled walls and floor, extractor fan, central heating radiator.



### EXTERNALLY

#### To the Front

The property is approached off a C class road onto a gated tarmac driveway with ample private parking for 4-5 cars.

Front garden mostly laid to lawn with many mature shrubs and hedges.

Sloping driveway leads to -





### Single Garage

18' 5" x 13' 9" (5.61m x 4.19m) with recently installed electric roller doors, useful space housing the oil fired Worcester boiler with upvc double glazed window to rear and exterior door.



### To the Rear

A pleasant garden area, mostly laid to lawn being fully enclosed with mature hedgerows to the rear creating privacy, patio area with recently installed pergola having a nice country aspect to the rear.





## 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.

## TENURE

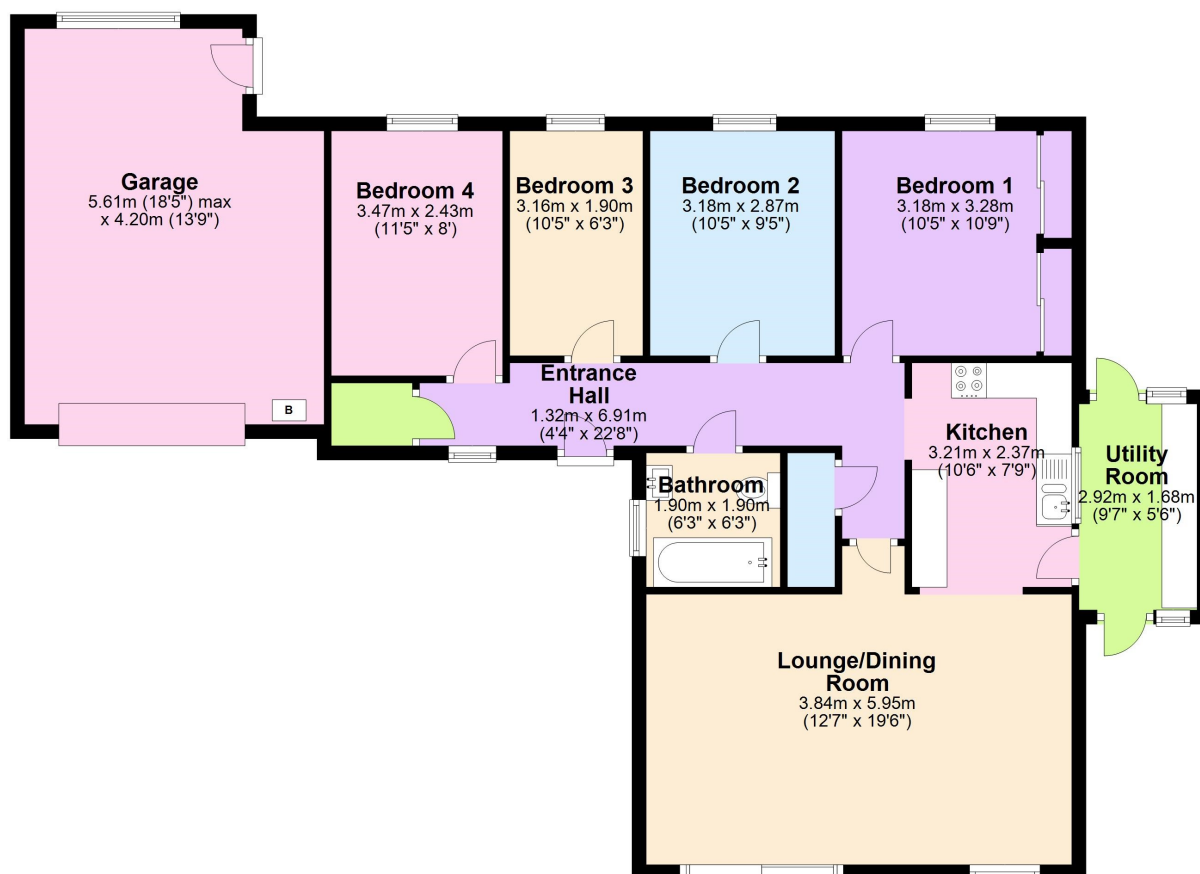
### Services

We are advised the property benefits from mains electricity and water, Private drainage to septic tank. Oil fired central heating.

Council Tax Band D.

## Ground Floor

Approx. 108.1 sq. metres (1164.1 sq. feet)



Total area: approx. 108.1 sq. metres (1164.1 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

**Rosecroft, Cilcennin, Nr Aberaeron**

## MATERIAL INFORMATION

---

**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** Lateral living.

**Mobile Signal**

4G data and voice

**EPC Rating:** D (61)

**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 take the A482 Lampeter road for approximately 4 miles passing through the village of Ciliau Aeron and taking the next left hand turning towards Cilcennin. Upon entering the village you will pass the village school on the right hand side, continue along this road for approximately 200 yards passing the former Commercial Inn on your left hand side and continue down the hill for approximately 50 yards and you will see the property on your right hand side as identified by the agents for sale board.

**VIEWING:** Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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>		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](mailto:aberaeron@morgananddavies.co.uk)

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



Regulated by

**RICS**