

*Attention 1st time buyers / Attention investors . Deceptively spacious 2 bed semi detached home with outstanding countryside outlook. Near Aberaeron. Cardigan Bay - West Wales.*



**Lon Lwyd Neuaddlwyd, Near Aberaeron, Ceredigion. SA48 7RE.**

**£227,500**

**Ref R/4986/RD**

\*Attention 1st time buyers / Attention investors\*\*Attractive 2 bed semi detached home\*\*Deceptively spacious accommodation\*\*Set within a commodious plot\*\*Detached garage\*\*Ample off road parking\*\*Outstanding countryside views over the Aeron Valley\*\*Well presented and maintained\*\*Modern kitchen and bathroom\*\*Eco friendly heating system\*\*Peaceful and tranquil setting\*\*Mature Garden\*\*Glasshouse\*\*Approx 2 miles Aberaeron\*\*Characterful accommodation\*\*

The property is situated on the fringes of the hamlet of Neuaddlwyd, some 2 miles from the Cardigan Bay coastline at Aberaeron. Aberaeron offers a good level of local amenities and services including primary and secondary schools, community health centre, leisure centre good public transport connectivity, traditional high street offerings, local cafes, bars, shops and restaurants. The University town of Lampeter is some 15 minutes drive from the property. The larger Mid Wales strategic town of Aberystwyth is within some 30 minutes drive and offers regional hospital, university, network rail connection, national library, local government and Welsh government offices, large scale employment opportunities, retail and industrial estates.



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## GENERAL

An impressive and spacious 2 bedroom property set within a commodious plot, ideal for those seeking to downsize and seeking a quieter pace of life.

The property is located along a quiet county lane with ample off road parking.

The property boasts a detached garage and glasshouse and outstanding views over the Aeron valley below.

The property is well worthy of a viewing.

The accommodation provides more particularly as follows -

## GROUND FLOOR

### Front Porch

Accessed via a harwood door, side window.

### Hallway



3' 9" x 5' 5" (1.14m x 1.65m) with radiator.

### Lounge



13' 7" x 14' 8" (4.14m x 4.47m) with feature stone wall, multi fuel burner on a slate hearth, radiator, window to front, timber flooring, open staircase to first floor.

## Dining Room



9' 8" x 14' 6" (2.95m x 4.42m) with widow to front, multiple sockets, tv point, timber flooring, radiator.

## Kitchen





9' 2" x 12' 8" (2.79m x 3.86m) with a range of white base and wall units, wood effect work tops, stainless steel sink and drainer with mixer tap, slate window sills, 'Kenwood' electric oven and grill, tiled splash back, 'Klover' wood pellet oven with back boiler. Access to loft. Glass door to garden.

## FIRST FLOOR

### Landing



With window at landing. Access to loft. Airing cupboard.

### Front Bedroom 1



10' 2" x 12' 9" (3.10m x 3.89m) a double bedroom, window to front enjoying countryside views over the fields, fitted wardrobes, radiator.

## Front Bedroom 2



8' 6" x 13' 6" (2.59m x 4.11m) a double bedroom, window to front, radiator, multiple sockets.

## Bathroom



With a modern white suite including panelled bath with shower over, w.c. single wash hand basin, heated towel rail, radiator, rear window, vinyl flooring.

## To the Front

The property is approached via the adjoining county road to the front of the property with off road parking and gated access to the garden and garage.

Front walled garden with mature planting. Side footpath leading through to the rear garden area.



## EXTERNALLY



### Rear Garden

Predominantly laid to lawn with a range of mature planting and fruit trees to borders, enjoying a wonderful outlook over the Aeron valley below.

Accompanying Aluminium glasshouse 8' x 6' on a concrete base.

Side chicken run.





## Garage

13' 2" x 23' 2" (4.01m x 7.06m) of block construction with double timber doors to front, side pedestrian door, concrete base, electric socket.



## 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 ARRANGEMENTS

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](https://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

The property benefits from mains water (Metered) and mains electricity. Private septic tank drainage.

Modern wood pellet central heating system with high-quality cast-iron and steel radiators throughout, all installed new in 2019.

Tenure - Freehold.

Council Tax Band -C Ceredigion County Council.

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

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

**Heating Sources:** Eco-Friendly.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (67)

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

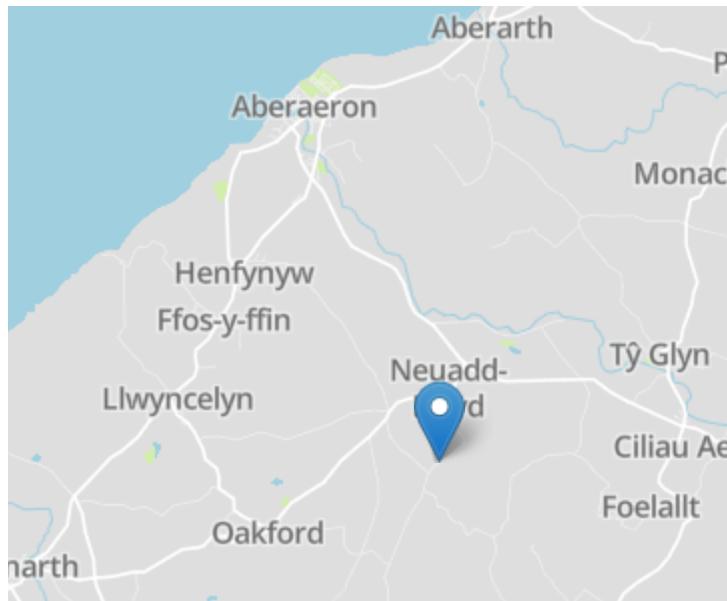
Any risk of coastal erosion? No

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



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		100
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

## Directions

From Aberaeron take the A482 Lampeter road. Proceed for approximately 1 mile, turn right sign posted Neuaddlwyd. Continue up hill passing the chapel on your left hand side, take the next left hand turning. Follow the lane for a further 1 mile up the hill and around the bend where Lon Lwyd is the 2nd pair of a pair of semi detached houses on the right hand side as identified by the agents for sale board.

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

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