

*Character stone built Welsh cottage. Generous gardens and grounds extending to 1/3 of an acre. 2 miles Aberaeron on the coast. West Wales*



**Crossway, Ciliau Aeron, Near Aberaeron, Ceredigion. SA48 8DF.**

**£225,000**

**Ref R/4389/ID**

**\*\*Detached character stone built Welsh Cottage\*\*2 miles Cardigan Bay coast\*\*Generous gardens and grounds\*\*Garage\*\*Up to 3 bed accommodation\*\*Oil fired central heating system and wood burning stove\*\*Double glazing\*\*New flat roof and new Chimney\*\*Many character and charming features\*\*Convenient location\*\***

The accommodation which incorporates a later extension provides Ent Hall, Character Sitting Room, Front Double Bedroom, Rear Double Bedroom, Kitchen, Downstairs Shower Room and toilet, Attic/3rd Bedroom.

Conveniently located adjacent to the main A482 Lampeter road, some 2 miles south of the Georgian harbour town of Aberaeron on Cardigan bay which offers a comprehensive range of shopping and schooling facilities. On a bus route, some 13 miles from the university town of Lampeter and an easy reach of the coastal, university and administrative centre of Aberystwyth.



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## THE ACCOMMODATION

### Front Vestible

Via recently installed composite door, tiled floor, glazed inner door leads to -



### Entrance Hall

With tiled floor and central heating radiator.

### Front character Sitting Room

15' 1" x 11' 2" (4.60m x 3.40m) with large front aspect window with deep tiled window sill, laminate flooring, central heating radiator, exposed ceiling beams, Spencer Select wood burning stove set in a stone feature surround with wood mantle.



### Front Double Bedroom 1

12' 0" x 11' 7" (3.66m x 3.53m) with laminate flooring, central heating radiator, understairs storage cupboard, exposed ceiling beams.



### Rear Kitchen

14' 5" x 7' 11" (4.39m x 2.41m) max. with tiled floor, a range of pine fronted base and wall cupboard units with formica working surfaces, stainless steel single drainer sink unit with mixer taps, appliance space with plumbing with automatic washing machine, Beko slot-in oven, part tiled walls. Door

with Lobby leading through to -



### Shower Room/Wet Room

7' 6" x 5' 7" (2.29m x 1.70m) fully tiled providing a Mira shower unit with set and folding door, low level flush toilet, pedestal wash hand basin, medicine cabinet over, extractor fan, central heating radiator.



### Rear Double Bedroom 2

13' 11" max. x 9' 8" min x 7'11" Currently utilized as a storage / utility room. With laminate flooring, exposed ceiling beams, double panel radiator.

### Attic Conversion/3rd Bedroom

26' 3" x 10' 1" (8.00m x 3.07m) approached via dog legged staircase from the Entrance Hall with sloping ceilings, 2 velux windows (maximum head room 6'10") and small window to gable end, exposed beams, built in under eaves cupboard





## EXTERNALLY

### To the Front

Walled forecourt. Side concrete drive/hard standing for 2 vehicles leads to -



### Detached Outhouse

16' 4" x 11' 3" (4.98m x 3.43m) a useful block built detached outhouse (could easily be adapted to a Garage) with power and light connected and front double doors.

Lean to Wood Store and a Lean to Utility Shed 15' x 5' with power connected (used for tumble dryer and deep freeze)



### To the Rear

To the rear of the Cottage is a lean to Boiler Room which houses the recently installed Worcester oil fired central heating combi boiler.

### The Garden and Grounds

To the east side of the cottage is a most pleasant lawned garden area, well stocked with flower, shrubs and ornamental trees and contained within mature hedging.

To the west side is a large area of ground, currently unkempt but ideal for further gardens or large yard, further parking, caravan, boat storage etc. with frontage to a side road.



## **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**

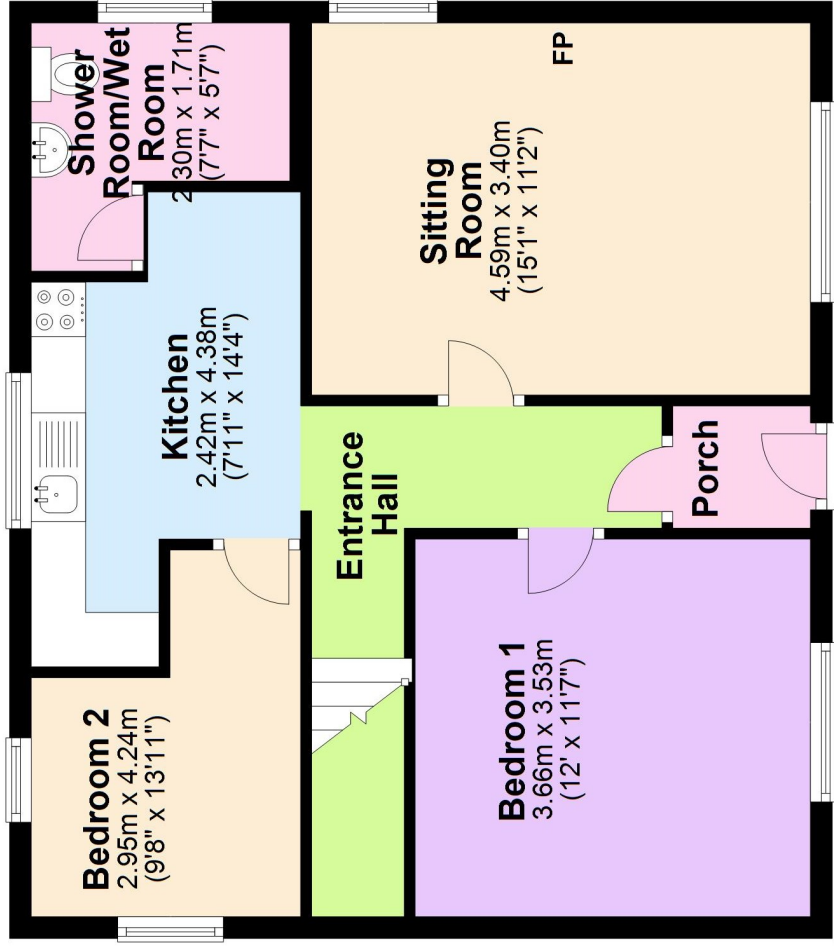
The property is of Freehold Tenure.

## **Services**

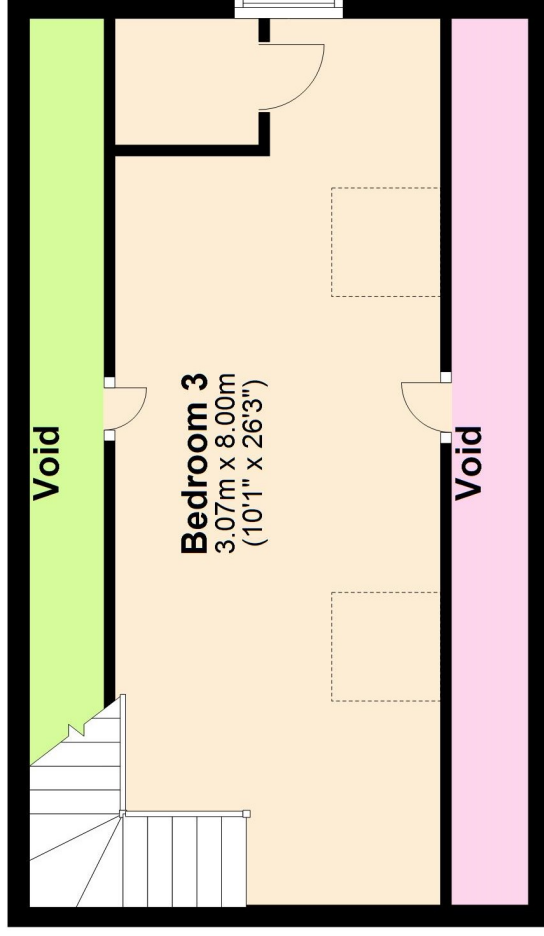
Mains Electricity and Water. Private Drainage. Oil fired central heating system. Double Glazing.

Council Tax Band D (Ceredigion County Council).

## Ground Floor



## First Floor

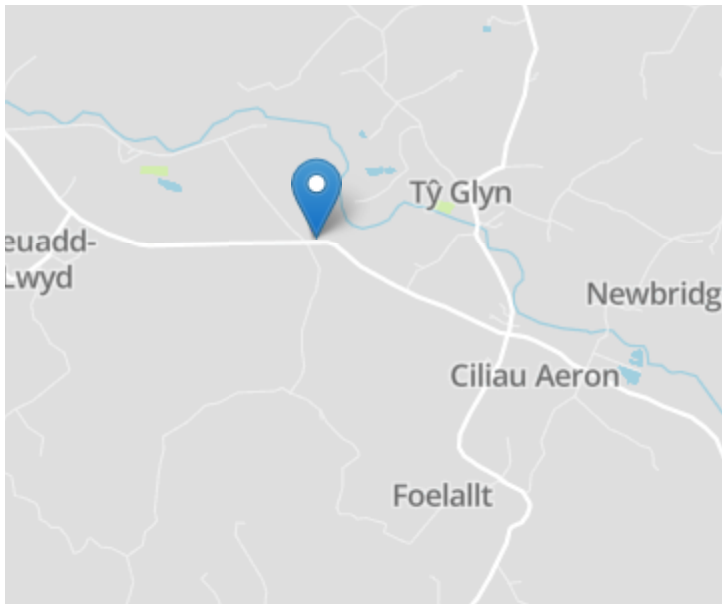


The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Crossway , Ciliau Aeron, Aberaeron**

### Directions

From Aberaeron proceed South East on the A482 Lampeter road towards Ciliau Aeron. Keep on this road for some 2 miles. You will pass a right hand turning with a bus top on the junction, but carry straight on until you get to the next crossroads and you will see the property just after the crossroads on the right hand side.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>99</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</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	

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

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