

*Attention 1st Time Buyers ! Well presented 2 bed terraced property in a popular coastal village of Llanarth near New Quay & Aberaeron.*



**2, Tynfron, Llanarth, nr New Quay / Aberaeron, Ceredigion. SA47 0NN.**

**£167,750**

**Ref R/ 4131/ID**

**\*\*Attention 1st time buyers !\*\* A well presented 2 bed terraced property\*\*Set back in a quiet village location within the popular coastal village of Llanarth which is near to New Quay and Aberaeron\*\*Perfect first time property or family home\*\*Private parking\*\*Double Glazing throughout\*\*Economy 7 heating\*\*Walking distance to all village amenities\*\*Worthy of an early viewing\*\*Lovely wooded walks nearby\*\*Only 10 minute drive to the Cardigan Bay coastline\*\***

The accommodation provides - Ent Hall, Living Room, Kitchen/Dining Room. First Floor - 2 Double Bedrooms and Bathroom.

Set back off the road, in a quiet location within the popular village of Llanarth, being an easy walk to the bus stop and only a few minutes from a good range of village amenities including petrol station, shop, post office, primary school, garden centre, public house and hotel etc. Only 3 miles from the popular coastal resort and seaside fishing village of New Quay and the Cardigan Bay. Some 4 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of schooling and shopping facilities also an easy reach of the larger Marketing and Amenity centres of Aberystwyth, Cardigan and Lampeter.



**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

## GROUND FLOOR

### Entrance Hallway

Via half glazed uPVC door, stairs rising to first floor.



### Lounge

14' 2" x 11' 10" (4.32m x 3.61m) with 2 double glazed windows to front, electric heater, TV point, telephone point, broadband point, coved ceilings, glazed door into -



### Kitchen/Dining Room

15' 3" x 9' 6" (4.65m x 2.90m) with a range of contemporary base and wall cupboard units with Formica working surfaces above, single stainless steel drainer sink unit with mixer tap above, double oven with 4 ring electric hob above with extractor hood, double glazed window to rear, tiled splash back, space for automatic washing machine and tall fridge freezer, breakfast bar, half glazed uPVC door leading through to rear garden.



### Under Stairs Storage

Spacious under stair cupboard with wash hand basin. Potential to convert to cloakroom.

## FIRST FLOOR

### Landing

With access hatch to loft.

### Front Bedroom 1

15' 3" x 11' 1" (4.65m x 3.38m) (max) a spacious room with 2 double glazed windows to the front, electric heater.



### Rear Bedroom 2

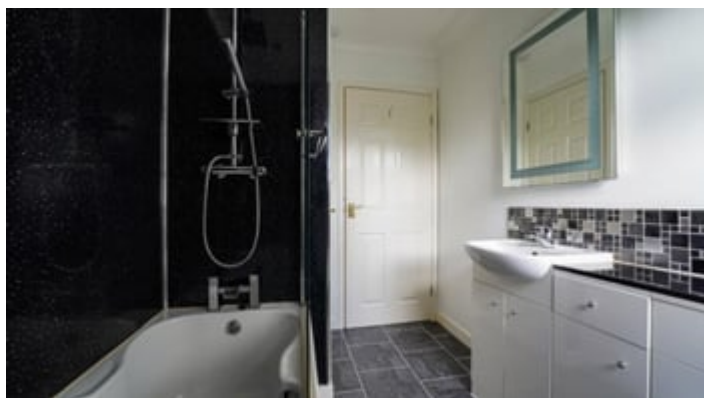
11' 5" x 8' 9" (3.48m x 2.67m) With double glazed window to rear overlooking the garden, electric heater.





### Bathroom

A modern white suite comprising of a panelled bath with electric shower above, low level flush w.c. pedestal wash hand basin, frosted double glazed window to rear, airing cupboard housing hot water tank, extractor fan.



### EXTERNALLY

#### To the Front

Private parking for up to 2 cars.



#### To The rear

Pleasant enclosed rear garden with upper decking area ideal for seating with steps leading down to the lower garden area that is mostly laid to lawn with shrub and flower beds to boundary and gravelled pathway leading to a Greenhouse and barbecue area.



#### PLEASE NOTE -

There is a pedestrian path for the benefit of the owners running at the rear of the property.

#### TENURE

The property is of Freehold Tenure.

#### 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.

### **Services**

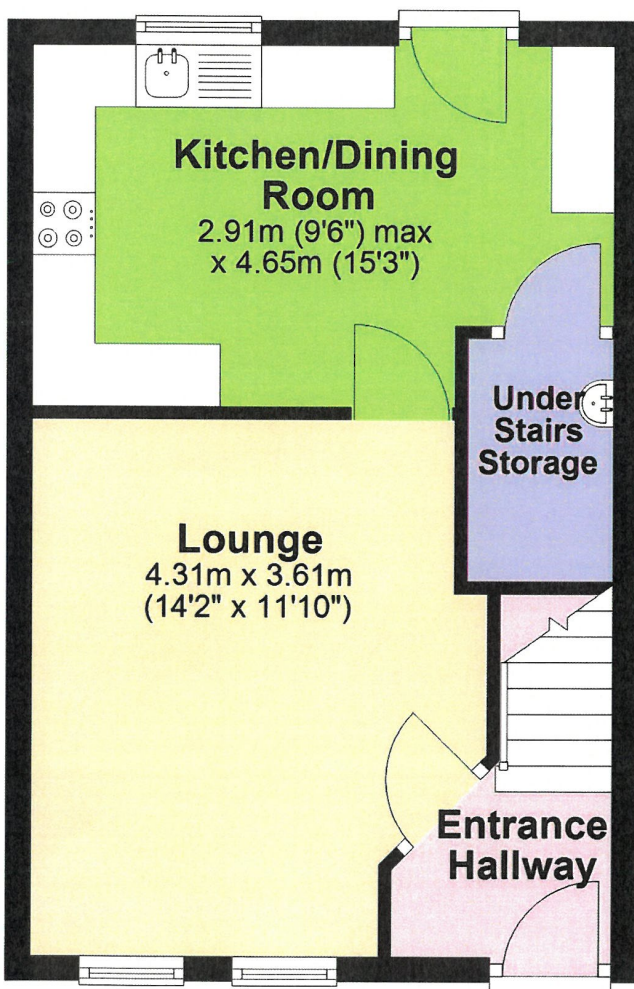
The property benefits from mains water, electricity and drainage. Economy 7 central heating.

Council Tax Band - C



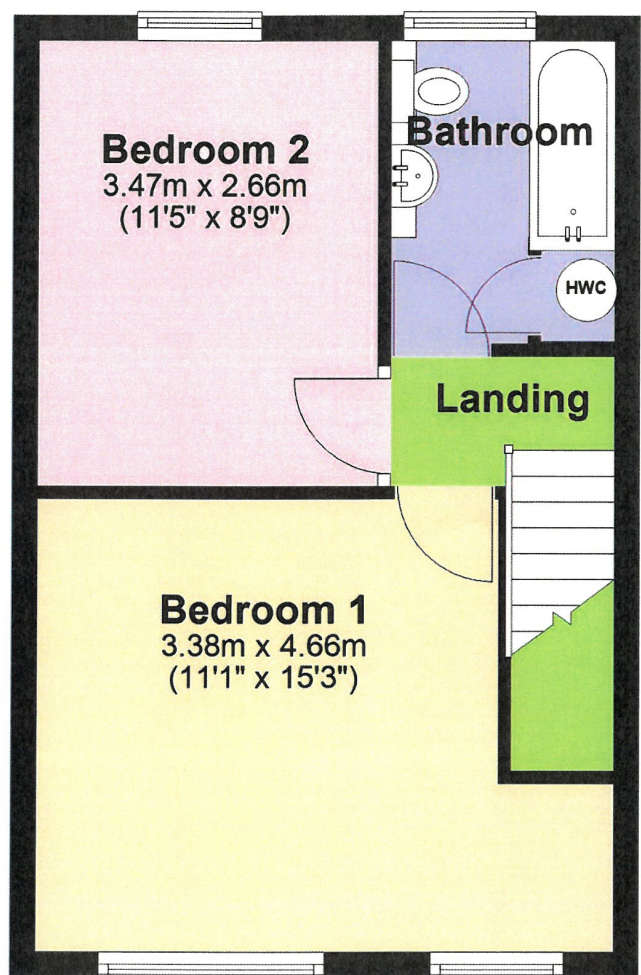
## Ground Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



## First Floor

Approx. 33.8 sq. metres (363.6 sq. feet)



**Total area: approx. 69.6 sq. metres (749.2 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

**2 Tynfron, Llanarth**

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** Private.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** C (75)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

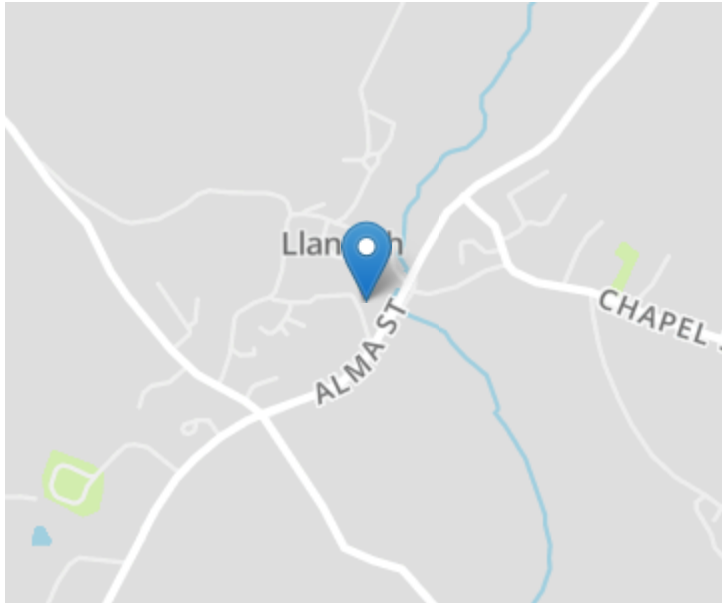
**Any risk of coastal erosion?** No

**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 proceed South West on the A487 coast road towards Cardigan. Follow the course of the road through the villages of Ffosyffin and Llwyncelyn and onto the village of Llanarth. As you reach Llanarth drive through the village and as you drive down the hill with the Premier Stores on the left hand side, climb up hill, take the 1st right hand turning opposite the snooker hall and the property can be seen on the right hand side as identified by the Agents for sale board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(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>



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