

Regulated by:



**RICS**



Since 1989

*Spacious 3 bedroom bungalow in sought after location. Overlooking Aberaeron and Cardigan Bay.  
West Wales.*



**16 Rhiwgoch, Aberaeron, Ceredigion. SA46 0HR.**

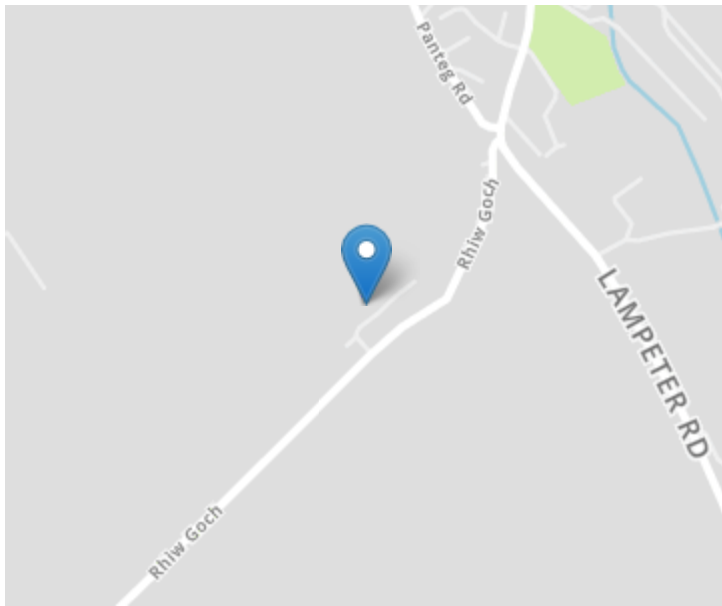
**R/3931/RD**

**£325,000**

**\*\* Spacious 3 bedroom bungalow \*\* Sought after location \*\* Off-road parking and garage \*\* Private garden space \*\*  
Convenient walking distance to Aberaeron \*\* Distant views over Aberaeron town and Cardigan Bay \*\* Ideal 1st time buyer  
opportunity \*\* Suitable for those looking to downsize \*\* Well maintained and presented \*\* Low maintenance \*\* Potential for 4th  
bedroom (stc.) \*\* A wonderful countryside outlook \*\***

The property is situated within the Rhiwgoch development on the edge of the Georgian harbour town of Aberaeron with its primary and secondary schools, community health centre, excellent leisure facilities, public transport connections, traditional high street offerings, local cafes, bars and restaurants. The property sits equidistant from the university towns of Aberystwyth and Lampeter.





## ACCOMMODATION

### Entrance Hallway

39' 1" x 4' 9" (11.91m x 1.45m) accessed via uPVC grey panelled door, airing cupboard, storage cupboard, electric socket.



### Lounge

12' 8" x 19' 9" (3.86m x 6.02m) large family living room with feature stone fireplace and surround with tiled hearth, window to front, 2 x radiator, TV point, multiple sockets, corner window with a wonderful outlook over the garden and adjoining countryside. Open plan into:





## Dining Room

10' 5" x 9' 9" (3.17m x 2.97m) with space for 6+ persons table, rear patio door to garden, multiple sockets. Door into:



## Kitchen

15' 8" x 10' 5" (4.78m x 3.17m) oak effect kitchen base and wall units, Formica worktop, stainless steel sink and drainer with mixer tap, window to garden, electric hobs with extractor over, double oven and grill, fitted fridge, tiled splash back, space for dining table, radiator, multiple sockets, tiled flooring. Door to:



## Rear Porch

4' 5" x 11' 5" (1.35m x 3.48m) windows to all sides, external glass door, tiled flooring.





### Bathroom

9' 1" x 5' 9" (2.77m x 1.75m) a wet room facility with walk-in shower, WC, single wash hand basin, radiator, part tiled walls, window to front.



### Rear Bedroom 1

10' 4" x 12' 7" (3.15m x 3.84m) double bedroom, window to rear, multiple sockets, radiator.



### Front Bedroom 2

8' 9" x 12' 4" (2.67m x 3.76m) double bedroom, window to front, multiple sockets, radiator.



### Front Bedroom 3

10' 8" x 12' 9" (3.25m x 3.89m) double bedroom, dual aspect windows with distant sea and town views, multiple sockets, radiator, fitted cupboards, access into:







### En-Suite

2' 5" x 9' 4" (0.74m x 2.84m) with corner enclosed shower, WC, single wash hand basin.



### Integral Garage

Accessed from the main hallway with external pedestrian door to side and steel up and over door to front, concrete base, multiple sockets, washing machine connection point, housing Grant oil boiler, this room is considered a potential for conversion into additional bedroom or living space (stc.).



### EXTERNAL

#### To Front

The property is approached from the adjoining estate road



into a tarmacadam parking area with space for 2 vehicles to park with front area laid to lawn with mature planting to borders and footpaths leading through to the main front door and continuing past the house towards the rear garden.



### To Rear

Predominantly laid to lawn with mature planting to orders allowing a good level of privacy being one of the largest plots on the estate and footpaths leading onto side patio area being immaculately presented and of low maintenance with rendered boundary wall allowing for additional private amenity and entertaining space enjoying a southerly aspect. All in all a wonderful and comfortable property.





## Directions

From The Feathers Royal Hotel in the centre of Aberaeron, proceed along the A482 road sign posted Lampeter, passing the comprehensive school on the left. Continue for approximately half a mile passing the school playing fields on the left hand side and up to a mini roundabout. Take the 2nd exit up the hill (Rhiwgoch) and after some 500 yards or so take the right hand turning onto the estate road (sign posted). Follow the road around to the right. Proceed for approximately 50 yards and the property will be located on the right hand side as identified by the Agents For Sale board.

## 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

We are advised that the property benefits from mains water, electricity and drainage. Oil central heating.

Council tax band E.

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