

*Attention 1st time buyers!! 2 bed semi-detached home. Aberarth. Near Aberaeron. West Wales.*



**1 Bryndewi, Aberarth, Aberaeron, Ceredigion. SA46 0LS.**

**£225,000**

**R/4173/RD**

**\*\* Attention 1st time buyers \*\* A quality 2 bed semi-detached home \*\* Ideal 1st time buyer opportunity \*\* Off-road private parking \*\* Spacious garden with feature patio area and garden shed \*\* Modern kitchen and bathroom \*\* Recently redecorated and new flooring in places \*\* A wonderful opportunity to secure your 1st house on the property ladder and early viewing is encouraged \*\***

The property is situated within the coastal village of Aberarth positioned on the A487 coast road with its own public beach. The village boasts an active community hall and good public transport connectivity. Within 1 mile of the property is the Georgian harbour town of Aberaeron with its wealth of local facilities and services including primary and secondary school, leisure centre, community health centre, local shops, cafes, bars and restaurants. The university town of Aberystwyth is some 30 minutes drive to the north with its hospital, Network Rail connections, retail parks, supermarkets and large scale employment opportunities.



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## ACCOMMODATION

### Front Porch

uPVC with glass panel door and windows to all sides, tiled flooring, glass panel door into:

### Lounge



13' 3" x 17' 9" (4.04m x 5.41m) a large living space with windows to front, oak effect flooring, heater, understairs cupboard, fitted desk spaces, corner log burner, double glass doors into:

### Kitchen/Dining Room





8' 4" x 17' 8" (2.54m x 5.38m) with a modern range of oak effect kitchen base and wall units with oak worktop, Kenwood electric oven and grill, electric hobs with extractor over, part tiled splashback, 1½ stainless steel sink and drainer with mixer tap, space for freestanding fridge freezer, washing machine connection, tiled flooring, multiple sockets. Dining area with oak flooring, space for 4 persons dining table. Open plan into:

### Rear Sunroom

17' 3" x 5' 7" (5.26m x 1.70m) with uPVC windows to garden, side glass door to garden, tiled flooring, heater.



### FIRST FLOOR

## Landing



With airing cupboard housing hot water cylinder, oak flooring, access to the loft.

## Front Bedroom 1

14' 6" x 10' 5" (4.42m x 3.17m) double bedroom, windows to front, oak flooring, multiple sockets, fitted cupboard with louvre doors.



## Rear Bedroom 2



11' 4" x 10' 1" (3.45m x 3.07m) double bedroom, oak flooring, rear window, multiple sockets, heater.

## Bathroom

White bathroom suite including panelled bath, single wash hand basin on vanity unit, corner enclosed shower, rear window, spotlights to ceiling, wood effect flooring.



EXTERNAL



The property is approached from the adjoining county road with 2+ vehicle parking spaces within the title of the property and entrance gate into the front garden area with footpath to front porch and front garden laid to lawn. Footpath wrapping around the house to side and rear patio areas with raised vegetable and flower beds.

### **Garden Shed**

7' 3" x 9' 8" (2.21m x 2.95m) of timber construction with window and door to side.

### **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.

### **PLEASE NOTE**

There is a pedestrian right of way around to the rear of the property but the vendors inform us that it has not been used since they acquired the property.

### **Services**

Services - The property benefits from mains water, electricity and drainage. Electric central heating.

Tenure - Freehold.

Council Tax - Band C.

## 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:** FTTP.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** C (71)

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

**Flooding Sources:**

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

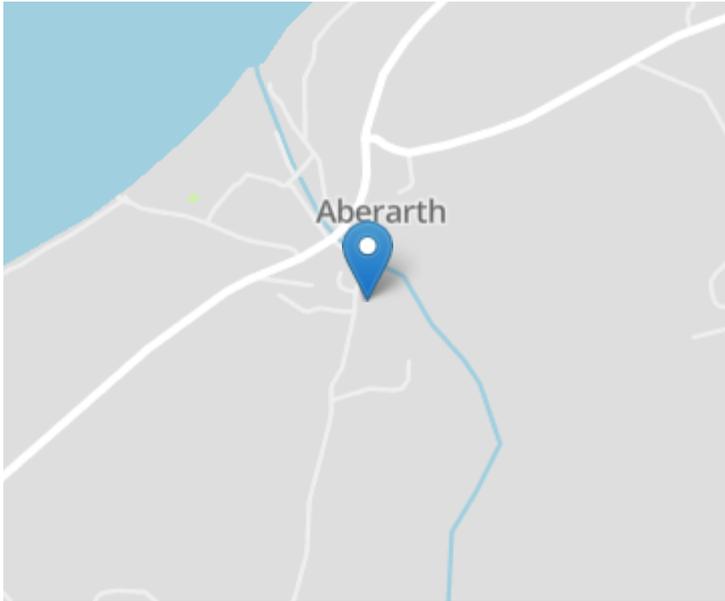
**Any risk of coastal erosion?** No

**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?** Yes



**Directions**

From Aberaeron head north on the A487 until you get to the village of Aberarath. As you proceed down into the village pass the turning on your left and take the next immediate right hand turning before the bridge. Continue along this road for approximately 200 yards wrapping around the corner and 1 Brynddewi is located on the left hand side as identified by the Agents for sale board.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</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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