

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.

£175,000

Ref R/4131/ID

****Attention 1st time buyers !**** A well presented 2 bed terraced property**Located in 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**

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

Located in 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.



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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

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 Llwyncllyn 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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

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