

Attention 1st time buyers. Spacious 2 bedroom semi-detached home. Parclyn, Aberporth. West Wales.



9 Erw Las Parclyn, Cardigan, Ceredigion. SA43 2DQ.

£150,000

R/4101/RD

** Spacious 2 bedroom semi-detached home ** Ideal 1st time buyer opportunity ** Private parking ** Modern kitchen and bathroom ** In need of redecoration ** Walking distance to village amenities and sandy beaches **

****A GREAT 1ST TIME BUYER OPPORTUNITY!! ****

The property is situated within Parclyn on the fringes of the coastal village of Aberporth with its primary schools, local shops, public houses, cafes, restaurants and sandy beaches. The town of Cardigan is some 15 minutes drive to the south with a wider range of amenities and services including secondary school, 6th form college, cinema, community hospital, traditional high street offerings, retails parks, industrial estates and employment opportunities.



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ACCOMMODATION

Entrance Hallway

12' 4" x 7' 1" (3.76m x 2.16m) accessed from the side of the main house via glass panel door, radiator, understairs cupboard, side window.



Kitchen

11' 1" x 10' 6" (3.38m x 3.20m) with a range of oak effect base and wall units, Formica worktop, electric cooker connection point, stainless steel sink and drainer with mixer tap, rear window to garden, tiled splash back, rear door to garden.



Lounge

10' 0" x 15' 1" (3.05m x 4.60m) with brick fire surround on tiled hearth, radiator, window to front, sliding patio doors to rear, multiple sockets, TV point, BT point.



FIRST FLOOR

Landing

With airing cupboard including hot water cylinder, access to loft.

Front Bedroom 1

9' 8" x 15' 2" (2.95m x 4.62m) double bedroom, dual aspect windows to front and rear, multiple sockets, TV point.



Rear Bedroom 2

9' 6" x 10' 7" (2.90m x 3.23m) double bedroom, window to rear, multiple sockets, fitted cupboards, radiator.



Bathroom

5' 2" x 8' 8" (1.57m x 2.64m) modern wet room facility with walk-in shower, WC, single wash hand basin, radiator, heated towel rail, side window.



EXTERNAL

To Front

The property is approached from the adopted estate road into a concrete driveway with front garden area laid to lawn with mature planting to borders. Footpath continues through to:



Rear Garden

Enclosed garden space with concrete patio extending from the lounge area and providing a central footpath through a lawned garden with mature planting to borders, side fish pond.



Potting Shed

9' 9" x 5' 8" (2.97m x 1.73m) with window to side, concrete base.



MONEY LAUNDERING REGULATIONS

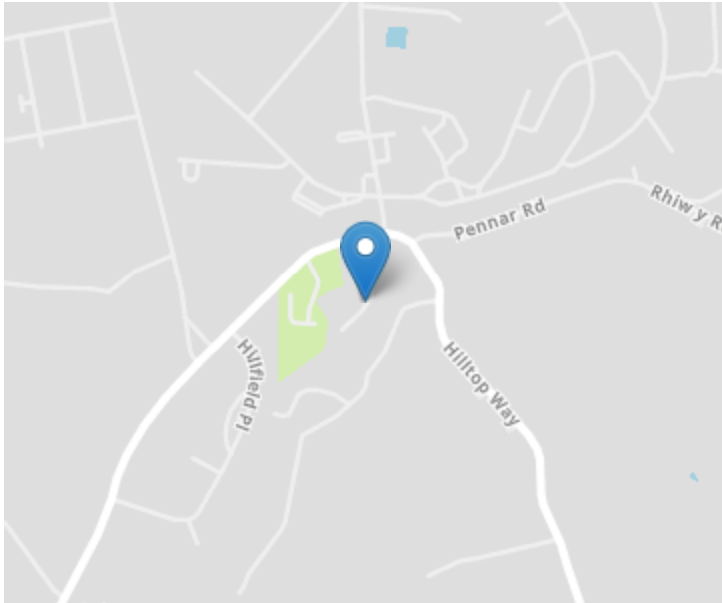
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

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

Council Tax Band C.

Tenure - Freehold.



Directions

Proceed north east from Cardigan onto the A487 Aberystwyth road. Follow this course of the road through the villages of Penparc and into the next hamlet of Tremain until you reach the roundabout. Take the 1st exit signposted Aberporth and at the next roundabout take the 1st exit and in approximately ¼ mile you will come to a fork junction. Take the left fork signposted Parclyn. Follow this road for approximately 1½ mile until you enter the village of Parclyn passing the entrance to Trenchard Estate continue with RAE on your left hand side and as you approach the bend take the right hand exit into Erw Las. Continue into the estate and the property is located 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		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	44	
(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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