

*Modern 4/5 bed family home. Set within private cul-de-sac. Aberaeron town centre. Cardigan Bay.  
West Wales.*



**2 Brynaeron, Aberaeron, Ceredigion. SA46 0DY.**

**£425,000**

**R/4164/RD**

**\*\* Modern 4/5 bed family home \*\* Aberaeron town centre \*\* Private parking \*\* Feature rear sun room \*\* Fully accessible second floor with additional potential bedroom space \*\* High quality fixture and fittings \*\* Highly efficient with low running costs \*\* Walking distance to town centre amenities and leisure facilities \*\* A rare opportunity to secure a modern spacious family home within this favoured coastal town that must be viewed to be appreciated \*\***

The property is situated within the Georgian harbour town of Aberaeron with its wealth of local amenities and services including primary and secondary school, leisure centre, new community health centre, local shops, renowned cafes, bars and restaurants and its famous harbourside. Aberaeron benefits from a good level of public transport connectivity to the larger urban and university centres of Aberystwyth and Lampeter, both within 20-30 minutes equidistant drive from the property.



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## GENERAL

Completed in 2014 the house is well presented and maintained offering excellent levels of living accommodation as well as supporting bedrooms space across 3 floors.

The property benefits from off-road parking within the curtilage of the property and also private rear garden area. The sun room positioned off the kitchen and dining area is a notable feature.

The property is well insulated and benefits from low energy running costs.

## ACCOMMODATION

### Entrance Hallway

12' 2" x 8' 2" (3.71m x 2.49m) accessed via composite door, oak effect flooring, BT point, electric socket, staircase to first floor, access to:



### Lounge

11' 7" x 14' 5" (3.53m x 4.39m) with dual aspect windows to front and side, oak effect flooring, multiple sockets, BT/Wi-fi point, TV point.



### Study/Bedroom 1/Playroom

8' 9" x 7' 6" (2.67m x 2.29m) window to front, oak effect flooring, multiple sockets, fitted cupboard.





### Open Plan Kitchen and Dining Area

27' 2" x 9' 8" (8.28m x 2.95m) with a range of high quality off-white base and wall units, granite worktop, 1½ stainless steel sink and drainer with mixer tap, tiled splashback, Bosch electric oven and grill, Lamona electric hobs with extractor over, wine fridge, spotlights to ceiling, fitted dishwasher, fitted fridge, Worcester oil boiler to side, tiled flooring.

Dining area with space for 6+ persons dining table, tiled flooring, side window, external door to garden, multiple sockets, spotlights to ceiling. Open plan into:





### Snug/Sun Room

with double patio doors to garden and dual aspect windows overlooking the garden space, tiled flooring, multiple sockets, spotlights to ceiling.



### WC

WC, single wash hand basin, heated towel rail, tiled flooring.

## FIRST FLOOR

### Landing

With window to front, radiator, airing cupboard with slatted shelving and radiator.



### Utility Room

6' 3" x 6' 1" (1.91m x 1.85m) with a range of off-white base and wall units to match the kitchen, wood effect worktop, stainless steel sink and drainer with mixer tap, washing machine connection, external door to side parking area, tiled flooring.



### Master Bedroom

9' 8" x 15' 9" (2.95m x 4.80m) double bedroom, window to rear garden, radiator, multiple sockets.





### En-Suite

5' 1" x 8' 1" (1.55m x 2.46m) with enclosed 1200mm shower with heated towel rail, single wash hand basin and vanity unit, WC, side window, fully tiled walls and flooring, spotlights to ceiling.



### Rear Bedroom 2

9' 9" x 11' 4" (2.97m x 3.45m) double bedroom, fitted wardrobe, side window, radiator, multiple sockets, TV point,

Extended bedroom area with potential for dressing room with Velux rooflights over, under-eaves storage.





### Front Bedroom 3

11' 3" x 10' 7" (3.43m x 3.23m) double bedroom, window to front, multiple sockets, radiator, fitted wardrobes.



### Bathroom

8' 1" x 9' 4" (2.46m x 2.84m) a luxurious white bathroom suite including panelled bath, enclosed corner shower, WC, single wash hand basin, heated towel rail, fully tiled walls and flooring.



## SECOND FLOOR

### Bedroom 4

16' 4" x 15' 9" (4.98m x 4.80m) double bedroom, Velux rooflight over, under-eaves storage, radiator, multiple sockets, TV point.





**Playroom/Potential Bedroom 6**

8' 2" x 16' 4" (2.49m x 4.98m) potential bedroom with Velux rooflight over.

**EXTERNAL**

**To Front**

The property is approached from the private estate road to a brick pave-yard designated parking area with space for 2 vehicles and footpath access to:



**Enclosed Rear Garden Area**

Defined by timber fencing rear garden area predominantly laid to lawn with side timber shed and 6' boundary fencing with the adjoining property enjoying a wonderful private space also accessed from the kitchen area and sun room.



## Services

Services - the property benefits from mains water, electricity and drainage. Oil central heating. Underfloor heating on the ground floor.

Tenure - the property is freehold.

Council Tax - band E.

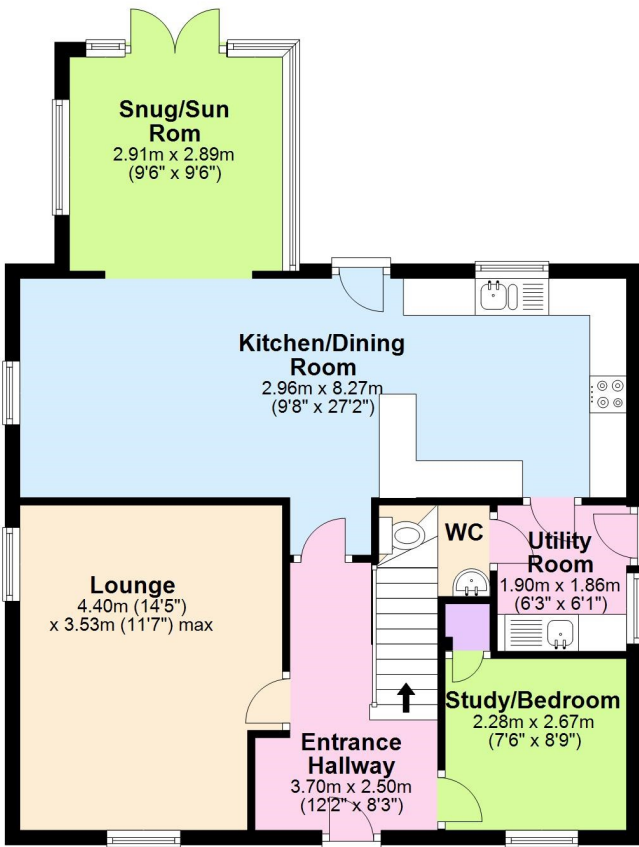
## MONEY LAUNDERING REGULATIONS

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.



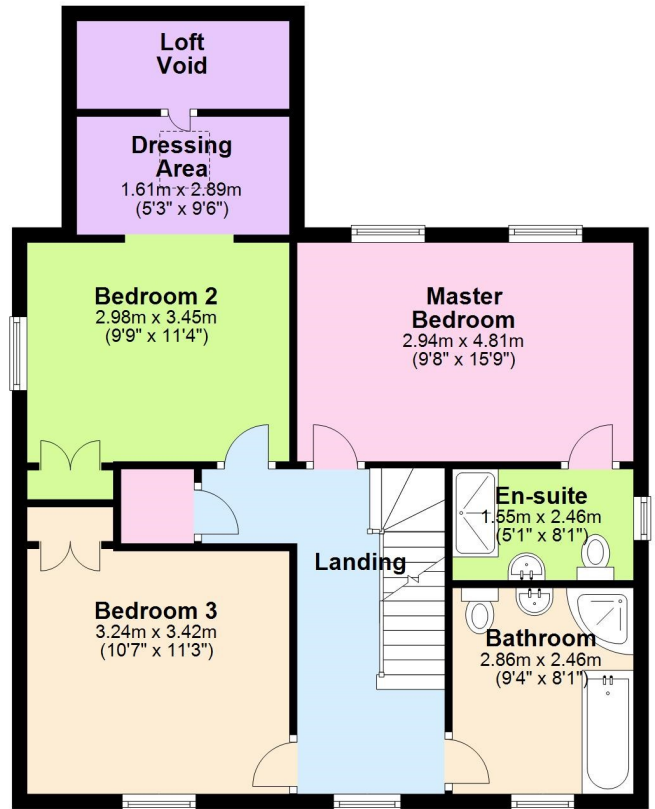
### Ground Floor

Approx. 77.6 sq. metres (835.1 sq. feet)



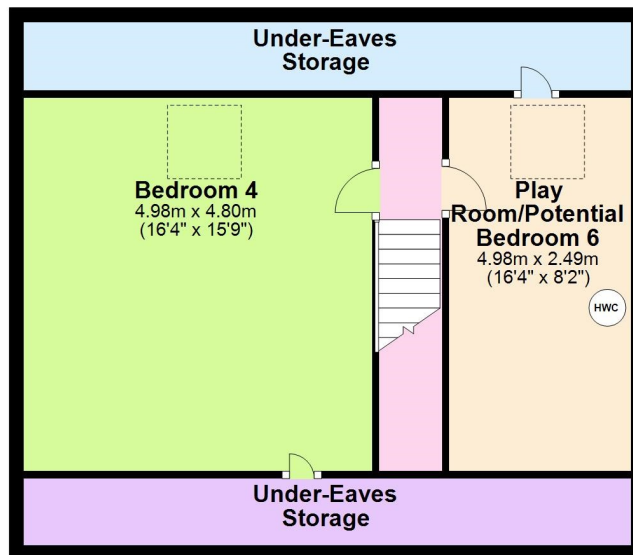
### First Floor

Approx. 70.7 sq. metres (761.2 sq. feet)



### Second Floor

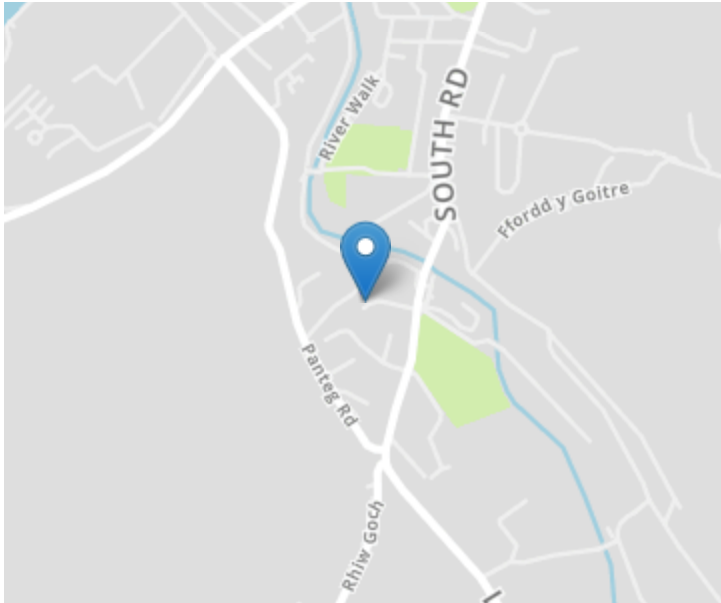
Approx. 57.9 sq. metres (623.6 sq. feet)



Total area: approx. 206.2 sq. metres (2220.0 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

**2 Brynaeron, Aberaeron**



### Directions

From Morgan and Davies office proceed to town square opposite Boots the Chemist and turn left. Immediately after the pelican crossing turn right up onto Alban Square to the 'T' junction opposite the Feathers Royal Hotel and turn right. Keep on this road and when you cross over the river bridge you will see a pair of large semi-detached Victorian houses on your right hand side and immediately after the private drive down to Brynaeron. As you drive into the cul-de-sac the property is the second new house on the right hand side.

### 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>	78	84
(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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