

Pleasant 3 bed semi detached dormer bungalow (with potential for 4th bedroom) located in the popular coastal village of Aberarth, near Aberaeron.



Ponderosa, Aberarth, Aberaeron, Ceredigion. SA46 0LJ.

£220,000

Ref R/4446/ID

****A most pleasant 3 bed semi detached dormer bungalow (potential for 4th bedroom)**Located in a popular coastal village of Aberarth**Only 1 mile from Aberaeron**Lovely views of the sea**Spacious accommodation throughout**Low maintenance garden**Ample private parking**Double glazed windows throughout**Economy 7 heating**Single Garage/Workshop**On a bus route**5 minute walk to the beach****

The property comprises of Ent Hall, Front Living Room, Kitchen/Dining Room, 2 Double Bedrooms and Bathroom. First Floor - 2 Double Bedrooms.

The property is set off the main A487 coast road at Aberarth, only a few minutes walk from the sea front and the All Wales coastal path. The property lies approximately a mile from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities with an array of bars, restaurants, public houses, hotels etc. and an easy travelling distance of Aberystwyth, Cardigan and Lampeter.



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GROUND FLOOR

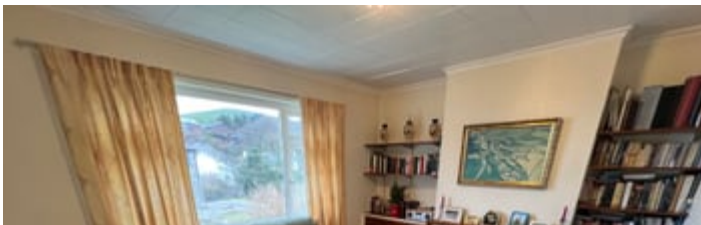
Entrance Hall

13' 3" x 5' 0" (4.04m x 1.52m) via half glazed uPVC door with glazed side panel, open tread staircase rising to first floor, Vinylux flooring. Door into -



Front Lounge

14' 5" x 11' 5" (4.39m x 3.48m) with open fireplace and surround on a stone hearth, alcoves to both side, large double glazed window to front with lovely views over the village towards the sea.



FIRST FLOOR

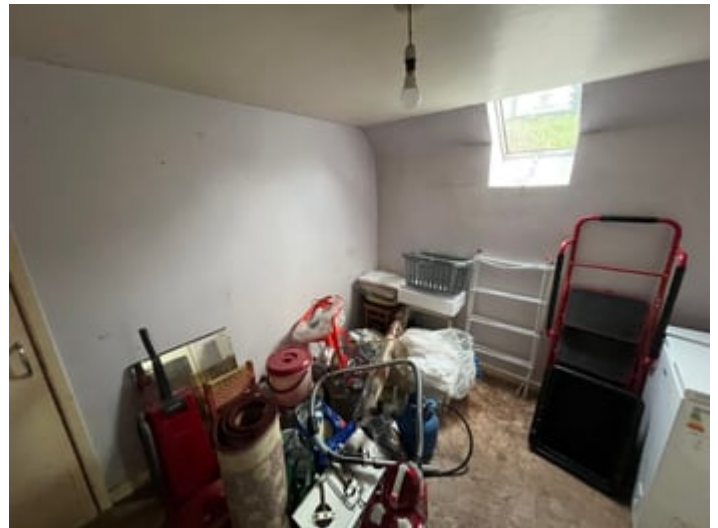
Double Bedroom 3

10' 7" x 10' 5" (3.23m x 3.17m) with double glazed window to side, economy 7 heater, under eaves storage.



Storage Area/Potential for 4th Bedroom

10' 2" x 9' 2" (3.10m x 2.79m) with sky light above, under eaves storage. Door into -



Loft Storage Area.

EXTERNALLY

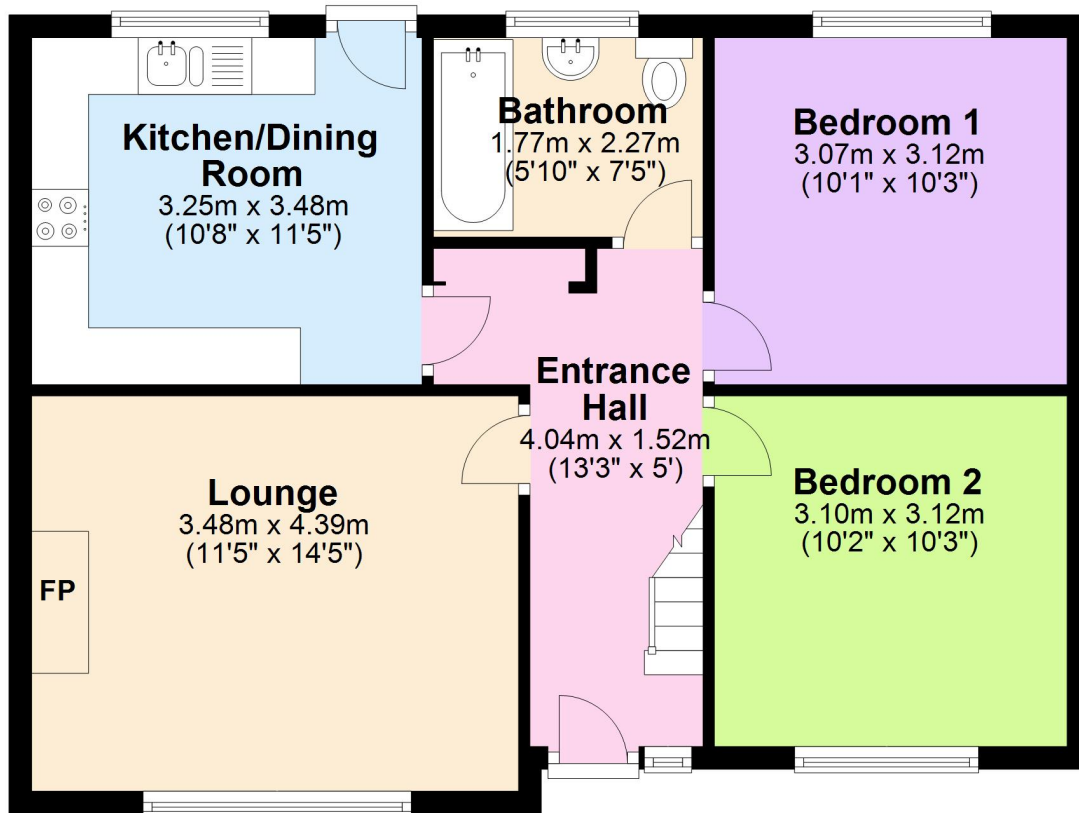
To the Front

The property is approached via a gravelled driveway with ample private parking for 2 -3 cars.

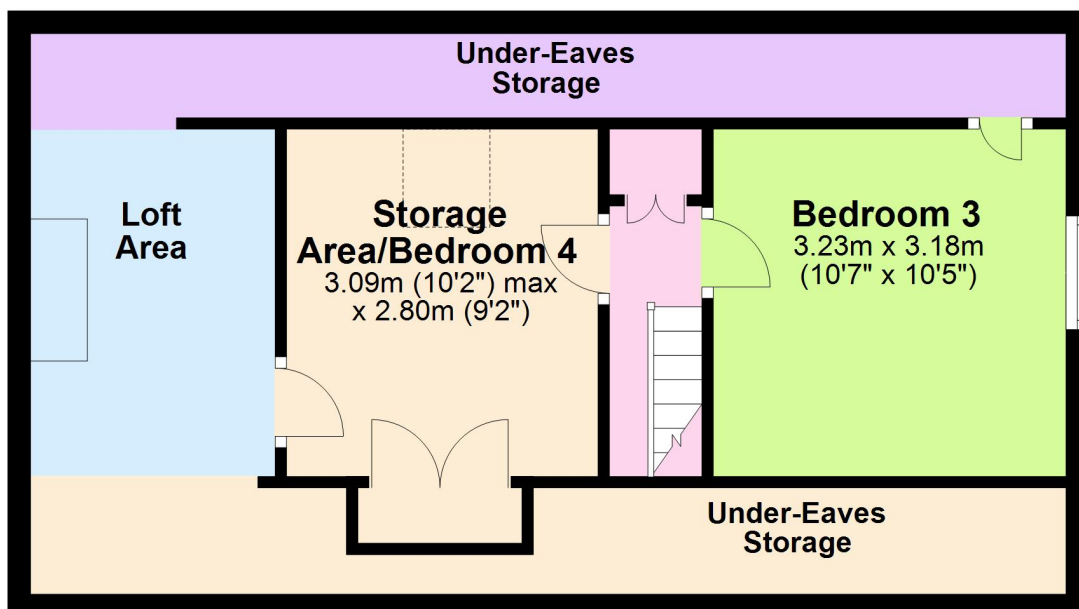
drainage. Economy 7 heating.

Council Tax Band D (Ceredigion County Council).

Ground Floor



First Floor



Total area: approx. 104.4 sq. metres (1123.3 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.

Ponderosa, Aberarth, Aberaeron

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Garage.

Heating Sources: Double Glazing. 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: D (59)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

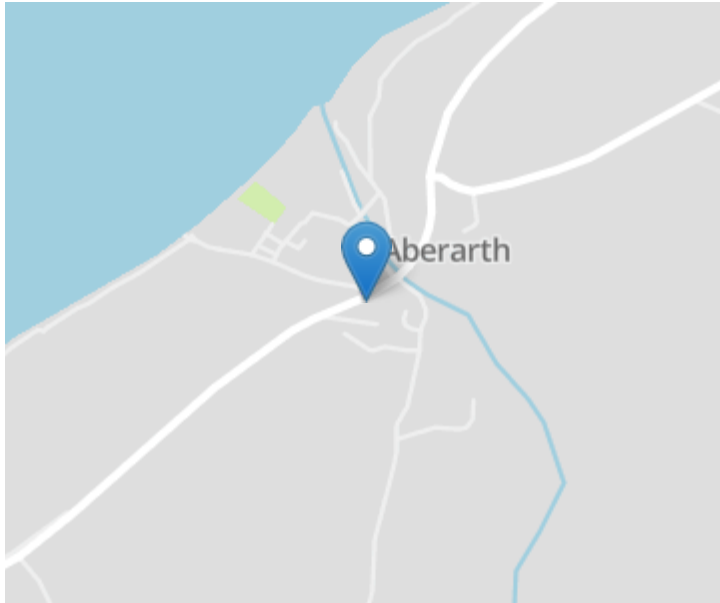
Any risk of coastal erosion? No

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? No



Directions

From Aberaeron proceed North East on the A487 coast road to the village of Aberarth, as you enter the village you will see a turning to the left (immediately opposite the bridge) onto a private lane which leads up to the property 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		82
(69-80) C		
(55-68) D	59	
(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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