

*A fully refurbished 3 bed cottage. Popular coastal village community of Aberarth. 5 minute walk to the sea front. 1 mile Aberaeron.*



Cartref Aberarth, Aberaeron, Ceredigion. SA46 0LL.

£249,000

Ref R/4069/ID

**\*\*A completely refurbished 3 bed character cottage\*\*** Located in the heart of the popular coastal village of Aberarth **\*\*Only a 5 minute walk to the coast and coastal path\*\*** Only 1 mile from the popular harbour town of Aberaeron **\*\*Fully refurbished including new windows, doors, air source heating system, solar panel system, carpet, flooring etc\*\*** Private parking for 1/2 cars **\*\*Low maintenance garden area\*\*** No onward chain **\*\***

The accommodation provides cosy and comfortable accommodation provides - Kitchen, Dining Room, Utility/wc. Lounge. First Floor - 2 Bedrooms, Main Bathroom. Second Floor - Master Bedroom Suite with En Suite.

Conveniently positioned within the small coastal village community of Aberarth only a few minutes walk from the sea front and 100 yards off the main A487 coast road and bus route. Only a mile or so North East of the Georgian & Harbour town Aberaeron with its comprehensive range of shopping and schooling facilities. Also an easy reach of the larger Marketing and Amenity towns of Aberystwyth, Cardigan and Lampeter.



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## GROUND FLOOR

### Front Kitchen

11' 5" x 17' 0" (3.48m x 5.18m) via grey composite door, double glazed window to front, fitted grey base cupboard units with formica working surfaces, stainless steel drainer sink, mixer tap, electric oven with 4 ring electric hob, extractor hood, wood effect laminate flooring, central heating radiator. Integrated dishwasher and fridge, spot lights to ceiling, space for dining table. Archway into -



### Dining Room

7' 9" x 9' 9" (2.36m x 2.97m) with double glazed window to front, wood effect laminate flooring, central heating radiator. Door into -



### Utility Room/Downstairs w.c.

6' 7" x 8' 0" (2.01m x 2.44m) with fitted cupboard units, stainless steel drainer sink, central heating radiator, spot lights to ceiling, frosted window to side, plumbing for automatic washing machine and outlet for tumble dryer, extractor fan, low level flush w.c.



### Lounge

15' 6" x 17' 7" (4.72m x 5.36m) with exposed stone fireplace, open ready for log burning stove, central heating radiator, glazed patio doors to side garden, double glazed window to side, wall lights, wood effect laminate flooring, exposed beams, stairs to first floor.



## FIRST FLOOR

### LANDING

15' 9" x 7' 2" (4.80m x 2.18m) with access to hatch to loft, central heating radiator, double glazed window to side, built in cupboard housing the hot water tank and solar panel settings.

### Front Bedroom 1

13' 9" x 7' 3" (4.19m x 2.21m) with dual aspect windows to front and side, central heating radiator, multiple sockets.



## Bathroom

9' 8" x 4' 5" (2.95m x 1.35m) with a modern 3 piece white suite comprising of a panelled bath with mains power shower above, dual flush w.c. Cream vanity unit with inset wash hand basin, tiled walls, spot lights to ceiling, extractor fan.



## Front Bedroom 2

7' 7" x 13' 5" (2.31m x 4.09m) double glazed window to front, central heating radiator, multiple sockets.



## Dressing Room

6' 5" x 6' 0" (1.96m x 1.83m) with doorway into -

## En Suite

7' 7" x 6' 3" (2.31m x 1.91m) with a modern 3 piece suite comprising of corner shower unit with mains shower above, Grey vanity unit with inset wash hand basin, low level flush w.c. tall heated towel rail, illuminated mirror unit, frosted window to side, spot lights to ceiling, extractor fan.



## SECOND FLOOR

### Master Bedroom 3

14' 7" x 11' 0" (4.45m x 3.35m) with dual aspect windows to both sides, central heating radiator. Wall lights.

## EXTERNALLY

### To the Front

A tarmac driveway with space for 1 -2 cars.



### To the Side

A raised composite decking with 6' fencing all round creating a low maintenance private seating area.



## **TENURE**

The property is of Freehold Tenure.

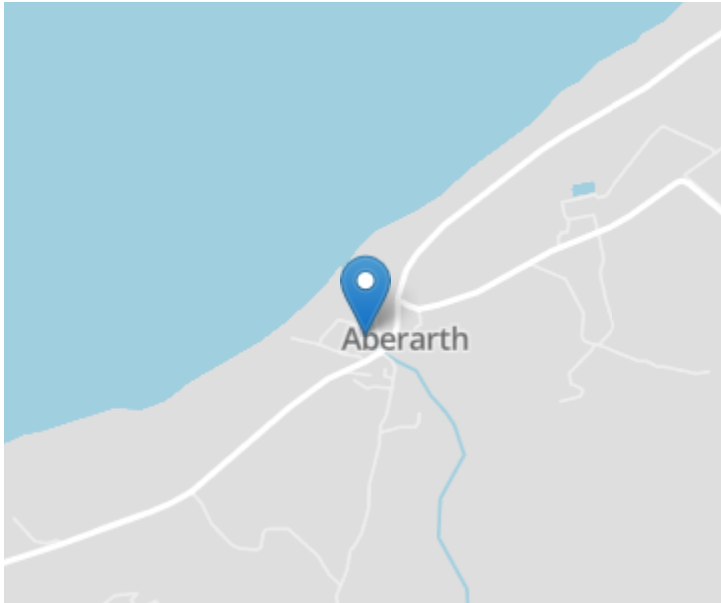
## **MONEY LAUNDERING**

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**

Mains Water, Electricity and Drainage. 10 Solar PV Panels. Air Source Heating.

Council Tax Band - D (Ceredigion county council).



### Directions

From Aberaeron proceed north-east on the A487 coast road towards Aberystwyth. After 1 mile you will reach the village of Aberarth. Take the 2nd left hand turning in village centre just before river bridge. Proceed down this lane which will take you down Water Street, half way down the street you will see Cartref 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>		<b>96</b>
(81-91) <b>B</b>	<b>89</b>	
(69-80) <b>C</b>		
(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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