

Deceptively Spacious 3 Bedroom. 1 en-suite. Detached Bungalow. Sought After Cul-de-Sac. Ciliau Aeron, Nr Aberaeron, West Wales.



Gorwelion 9 Heol Dolanog, Ciliau Aeron, Near Aberaeron, Ceredigion. SA48 8DP.

£295,000

Ref R/4271/ID

**** Deceptively spacious 3 bedroom detached bungalow ** Situated in a sought after cul-de-sac ** Convenient village location of Ciliau Aeron, only 4 miles from Aberaeron ** Spacious 3 double bedrooms - 1 en-suite ** Double glazing throughout ** Oil fired central heating ** PV solar panels ** Pleasant gardens and grounds ** Ample private parking with garage ** In need of some cosmetic improvements ****

Property comprises of - Entrance Porch, Entrance Hall, Front Sitting Room, Conservatory, Kitchen/Dining Room, Utility Room, Bathroom, 3 Double Bedrooms (1 en-suite).

A conveniently located within the Aeron valley community of Ciliau Aeron, which has a primary school, nearby public house and hotel and on a bus route. Within a sought after private residential cul-de-sac. Some 3 miles up the valley from the Georgian harbour town of Aberaeron and its comprehensive range of shopping and schooling facilities and some 11 miles west from the University town of Lampeter and easy reach of the larger towns of Aberystwyth and Cardigan.



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THE ACCOMMODATION

Entrance Porch

7'5" x 6'3" with double glazed windows, glazed door with stained glass inset. Door into –

Entrance Hall/Passageway

16' x 19' Max via hardwood door with glazed side panel, central heating radiator, 2 storage cupboards.



Front Sitting Room

16'9" x 16'1". A spacious room with brick fireplace with LPG gas Realflame stove, central heating radiator, TV point, wall lights, large, double-glazed window to front, 6ft sliding door into –



Conservatory

10' x 5'9" with glazed units all round, sliding door to front.

Kitchen/Dining Room

16'9" x 15'2" max with a range of fitted base and wall cupboards with Formica working surfaces above, inset 1 1/2 drainer sink, Neff electric oven with 4 ring gas hob above, tiled splash back and double-glazed window to rear, central heating radiator. Large dining area.





Utility Room

7'3" x 8'7" with fitted cupboards, plumbing for automatic washing machine, Worcester gas boiler.



Bathroom

8'5" x 8' with 4 piece suite comprising of a panelled bath with hot and cold taps, enclosed shower unit with electric shower above, vanity unit with inset wash hand basin, low level flush WC frosted window to rear, half tiled walls.



Front Double Bedroom 1

11' x 11'" with double glazed window to front, central heating radiator, built in cupboard.



Front Double Bedroom 2

12' x 12'9" with double glazed window to front, central heating radiator, built in cupboard.



Rear Double Bedroom 3

11'9" x 12'7" with double glazed window to rear, central heating radiator, built in cupboard.



En-suite

5' x 7'6" with 3-piece suite comprising of an enclosed shower unit with electric shower above, pedestal wash hand basin, low level flush WC, half tiled walls, frosted window to rear.



EXTERNALLY

To the front

Is a lovely front forecourt, mostly laid to lawn with flower beds to boundary, tarmac driveway with parking 2-3 cars leading to the –





Garage

25' 8" x 11' with up and over door, external door to rear, electricity connected and access hatch to loft.

To the rear

Is a lovely private rear garden, mostly laid to lawn with many mature shrubs, trees and hedgerows with a variety of mature apple trees. Greenhouse and access to both sides. Raised patio area laid to slabs.



MONEY LANDERING 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

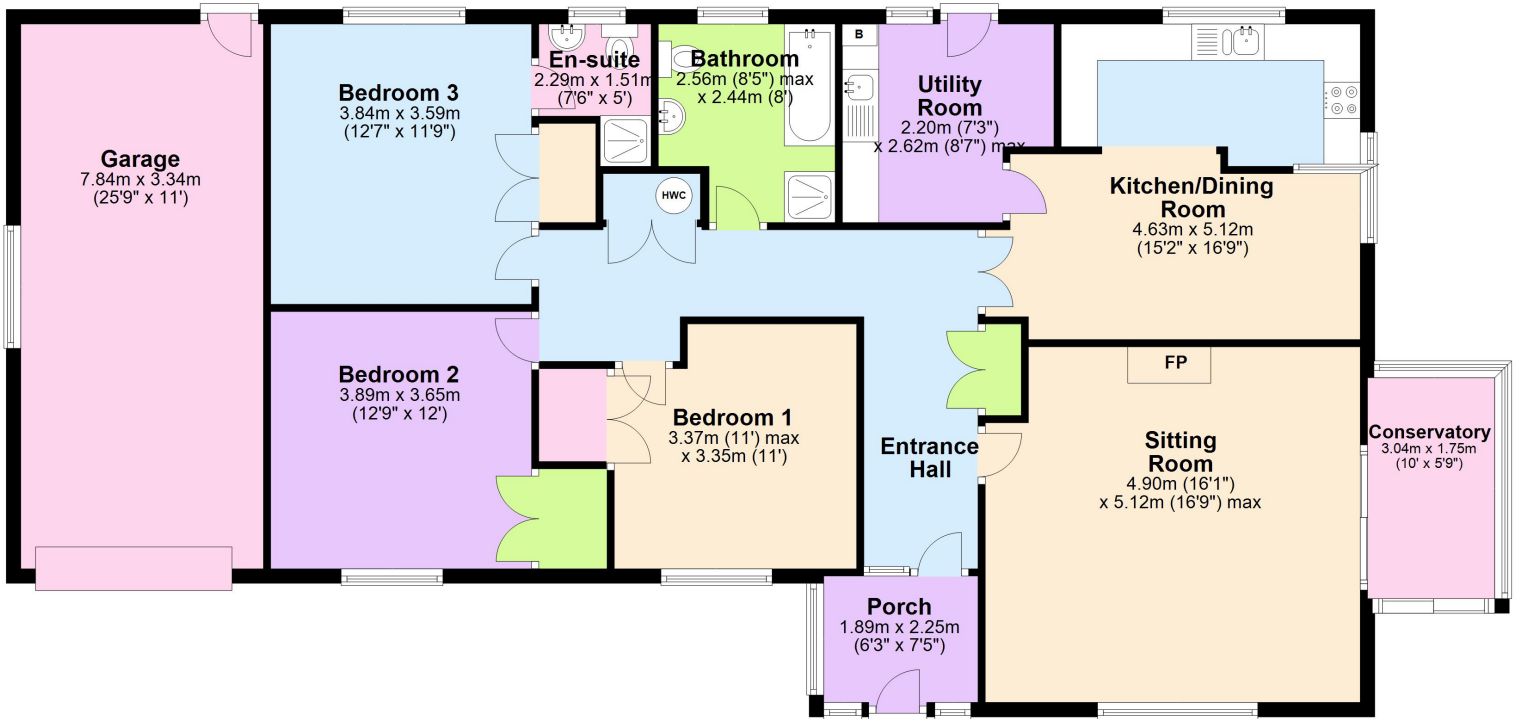
We are advised that the property benefits from mains water, electricity and drainage, oil fired central heating and 16 PV solar panels.

Tenure : Freehold

Council Tax Band : E (Ceredigion County Council)

Ground Floor

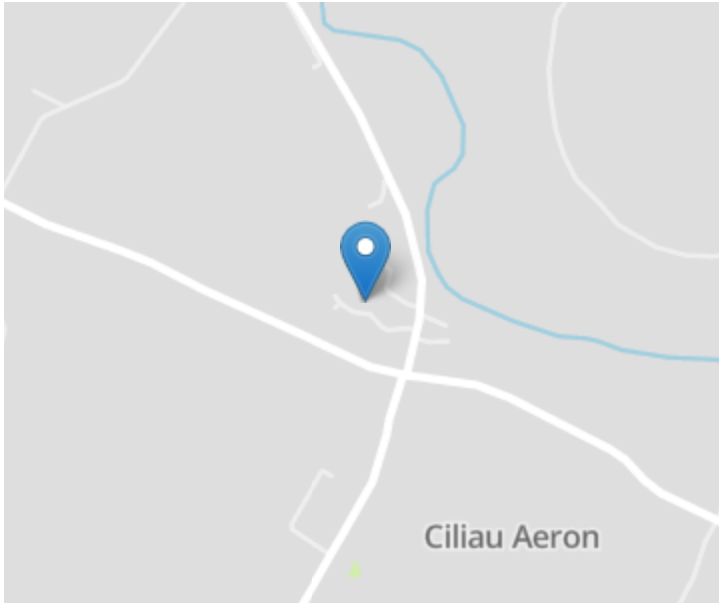
Approx. 160.8 sq. metres (1730.5 sq. feet)



Total area: approx. 160.8 sq. metres (1730.5 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.

Gorwelion, 9 Heol Dolanog, Ciliau Aeron



Directions

From Aberaeron, proceed south east out of the town on the A482 Lampeter road, follow this road to the village of Ciliau Aeron and at the cross roads opposite the primary school, turn left and then 1st left into Heol Dolanog and the property is the 3rd on the right hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(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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