

Regulated by:



**RICS**



Since 1989

*Attention 1st Time Buyers !. Refurbished 2 Bed Cottage. Aberaeron West Wales.*



**3 Bryn Road, Aberaeron, Ceredigion. SA46 0JL.**

**Ref R/1943/RD**

**£176,000**

**\*\*Attention 1st Time Buyers !\*\*Refurbished 2 Bed Cottage\*\*Outstanding views over Aberaeron and Cardigan Bay\*\*New Kitchen\*\*New Flooring\*\*New Electrical Wiring/Heating\*\*Feature Garden\*\*Extensive Decking\*\*Walking distance to town centre\*\***

The property is situated within Aberaeron town centre being conveniently positioned with nearby local amenities including cafes, bars, restaurants, shops and public transport connectivity.

## GENERAL

This fully refurbished 2 bed cottage is set within a convenient position within Aberaeron town centre.

Refurbishment works include new kitchen and bathroom, new flooring, new electrical wiring, heating system, extensive decking works to the rear garden to take advantage of the wonderful aspect over Cardigan Bay.

## Lounge



14' 9" x 15' 0" (4.50m x 4.57m) via upvc door leading to a

good sized family room with new flooring, radiator, window to front, multiple sockets, TV point, understairs cupboard.

## Kitchen



8' 9" x 15' 3" (2.67m x 4.65m) with oak effect base and wall units, electric ceramic hobs with extractor over, Formica work top, stainless steel sink and drainer with mixer tap, washing machine connection, upvc window to rear, tiled flooring, tiled splash back, rear door to garden and utility room.

### Rear Porch

With door to rear garden. Storage area into

### Utility Room



4' 2" x 6' 10" (1.27m x 2.08m) with w.c. single wash hand basin, water cylinder, tiled flooring.

## FIRST FLOOR

### Landing Area

With access to -

### Bathroom



12' 6" x 8' 3" (3.81m x 2.51m) new White bathroom suite including panelled bath with shower over, dual flush w.c. single wash hand basin, rear window, laminate flooring.



Front Bedroom 1



7' 6" x 15' 2" (2.29m x 4.62m) a double bedroom, front window, electric heater, multiple sockets.

## Front Bedroom 2



7' 2" x 7' 0" (2.18m x 2.13m) a single room, window to front, electric heater, multiple sockets.

## EXTERNALLY

### To Front



The property is accessed from the adjoining road and footpath.



### To the Rear -



Extensive new raised decking area, tiered across the length of the garden to take advantage of the wonderful aspect over Aberaeron town and Cardigan Bay.

Rear footpath access.

## Services

Mains Water, Electricity and Drainage. Electric Central Heating system. UPVC Double Glazing throughout.



### Directions

From Morgan and Davies office into Bridge Street (opposite Boots). Turn left at this point, continue North on the A487 until you reach Aeron Coast filling station, turning right sign posted Lampeter. Proceed up this road, take the first left hand exit before Aberaeron hospital and the property is located on the left hand side.

