

Spacious 3 bed bungalow set within large plot. Aberaeron Cardigan Bay - West Wales.



2 Caefron, Lampeter Road, Aberaeron, Ceredigion. SA46 0ED.

£340,000

REF R/5171/RD

****Spacious 3 bed bungalow**Set within commodious plot**Private parking**Garage**Large private rear garden area**Ideal for those seeking to downsize and relocate to Aberaeron**In need of modernisation**Well maintained and immaculately presented**Walking distance to town amenities**Sought after address within Aberaeron**A rare opportunity to secure a modern bungalow within this popular coastal town****

The property is situated on the fringes of the Georgian harbour town of Aberaeron. The town offers a good level of local amenities and services including primary and secondary school, community health centre, leisure centre, public transport connectivity, traditional high street offerings and shops, local cafes, bars and restaurants. The university towns of Aberystwyth and Lampeter are both within 30 minutes' drive of the property.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

The property comprises of a detached 3-bedroom bungalow set in an elevated position with ample off-road parking to front and a deep garden to the rear.

THE ACCOMMODATION

Entrance Hallway



5' 5" x 38' 0" (1.65m x 11.58m) being 'L' shaped and accessed via glass panel door and side glass panel, radiator, access to loft.

Cloak Room

With separate airing cupboard.

Lounge



14' 8" x 18' 8" (4.47m x 5.69m) with window to front, sliding patio doors to rear garden area, stone fireplace and surround with electric fire, radiator, TV point, multiple sockets, glass connecting door to:

Kitchen



7' 1" x 13' 6" (2.16m x 4.11m) (also accessible from the hallway) with white base and wall units, ceramic hob with extractor over, electric oven and grill, rear window, 1½ sink and drainer with mixer tap.

Utility Room

7' 7" x 6' 7" (2.31m x 2.01m) housing oil boiler, window to garden, radiator, plumbing for washing machine.



Front Bedroom 1



11' 3" x 14' 7" (3.43m x 4.45m) a double bedroom, window to front, multiple sockets, radiator.

Front Bedroom 2





10' 9" x 13' 5" (3.28m x 4.09m) a double bedroom, window to front, multiple sockets, radiator.

En Suite



4' 1" x 8' 1" (1.24m x 2.46m) with corner shower, w.c., single wash hand basin, bidet, radiator, window to front.

Rear Bedroom 3



9' 7" x 10' 5" (2.92m x 3.17m) a double bedroom, window to rear, multiple sockets, radiator.

Bathroom



7' 3" x 6' 7" (2.21m x 2.01m) with panelled bath with electric shower over, WC, single wash hand basin, rear window, radiator.

EXTERNALLY

To Front





The property is approached from the adjoining road into a tarmacadamed driveway with space for 2+ vehicles to park and steps leading up to the front of the main property and front garden predominantly laid to lawn.

Garage



18' 9" x 10' 7" (5.71m x 3.23m) located to the side of the property with steel up and over door, rear glass door and window, concrete base.

To the Rear

Extending rear garden area with patio from the living room, laid to lawn with mature trees and shrubs to borders rising steadily from the back of the property.





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.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

VIEWING ARRANGEMENTS

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.

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

We are advised that the property benefits from mains water, electricity and drainage. Oil central heating.

Council Tax Band E (Ceredigion County Council).

Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

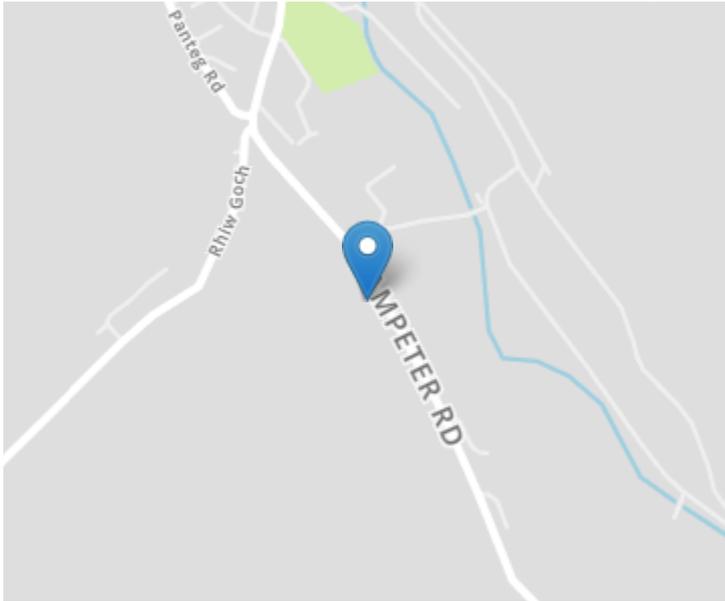
Any risk of coastal erosion? No

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 town centre take a right hand turning at The Feathers Royal Hotel onto Vicarage Hill. Proceed up to the mini roundabout and take the left hand turning onto Lampeter Road/A482. Continue along this road, as you head out of town the property is located on the right hand side just before exiting Aberaeron, as identified by the Agents for sale board.

For further information or to arrange a viewing on this property please contact :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]