

*An attractive and nicely presented 3 bedoomed, 2 bathroomed detached bungalow. Quiet Village location. Near Aberaeron, West Wales*



**Tir Hebog, Cilcennin, Lampeter, Ceredigion. SA48 8RF.**

**£325,000**

**REF: R/4621/LD ... OFFERS OVER**

\*\*\* An attractive and nicely presented detached bungalow \*\*\* Deceptive and spacious 3 bedoomed, 2 bathroomed accommodation \*\*\* An 'L' shaped bungalow with generous living accommodation - Living Room, Dining Room and Conservatory \*\*\* Picturesque views over the surrounding Aeron Valley \*\*\* Oil fired central heating, UPVC double glazing and good Broadband connectivity

\*\*\* Well kept mature cottage gardens \*\*\* Various outhouses - Workshop and garden shed \*\*\* Attached garage and car port \*\*\* Tarmacadamed driveway with ample parking

\*\*\* Only 4 miles distant from the Georgian Harbour Town of Aberaeron \*\*\* Quiet Village location - Peaceful and pleasant \*\*\* A must view - Contact us today



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## LOCATION

An opportunity of acquiring a lovely detached bungalow residence in a quiet rural Village location yet very convenient to the major marketing and amenity centres of the area, lying some 4 miles from the Georgian Harbour Town of Aberaeron on Cardigan Bay which offers a comprehensive range of shopping and schooling facilities. The University Town of Lampeter is a 20 minutes drive.

## GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this deceptively spacious 3 bedoomed, 2 bathroomed detached bungalow enjoying a prominent position within the Village Community of Cilcennin,

The property is in good order and offers generous accommodation with the welcome addition of a Conservatory that boasts fantastic views over the Aeron Valley.

The property benefits from oil fired central heating, double glazing and good Broadband connectivity. Suiting a range of Buyers and a must view.

## THE ACCOMMODATION

### RECEPTION HALL

Approached via UPVC glazed entrance door with matwell, feature ceiling archway, central heating radiator, large built-in cloak cupboard.



### ATTRACTIVE LOUNGE

20' x 18' 1" (6.10m x 5.51m). With an open fireplace with antique style pine surround and marble hearth, fitted TV. shelf and bookshelves to side, central heating radiator, telephone point, 8ft patio door to Conservatory.



## LOUNGE (SECOND IMAGE)



## CONSERVATORY

12' x 7' 5" (3.66m x 2.26m). With double door to outside patio.



## DINING ROOM

13' x 9' 3" (3.96m x 2.82m). With central heating radiator and a nice aspect over the surrounding picturesque Valley.



## KITCHEN/BREAKFAST ROOM

16' x 10' (4.88m x 3.05m). With Terrazzo tiled floor, fitted with a range of Oak fronted base and wall cupboard units with Formica working surfaces, integrated appliances including fridge freezer, double oven, ceramic hob unit with cooker hood, stainless steel 1 1/2 bowl single drainer sink unit with mixer taps, plumbing for automatic washing machine, partly tiled walls, ceiling spot lighting, central heating radiator, rear exterior door.



## KITCHEN/BREAKFAST ROOM (SECOND IMAGE)



## MASTER BEDROOM 1

12' 6" x 11' 8" (3.81m x 3.56m). With double panelled radiator, archway through to the DRESSING AREA which has a range of built-in wardrobes to each side (one used as an airing cupboard with central heating radiator), folding glazed doors lead through to En-Suite Bathroom.



## EN-SUITE BATHROOM

Comprising of a panelled bath with shower over, low level flush w.c., corner wash hand basin, tiled walls, central heating radiator.



## BEDROOM 2

12' 7" x 10' 10" (3.84m x 3.30m). With central heating radiator.



## BEDROOM 3

12' 7" x 7' 9" (3.84m x 2.36m). With central heating radiator. Currently used as a Study.



## BATHROOM

With half tiled walls, pedestal wash hand basin, corner shower unit, low level flush w.c., central heating radiator.



## EXTERNALLY.

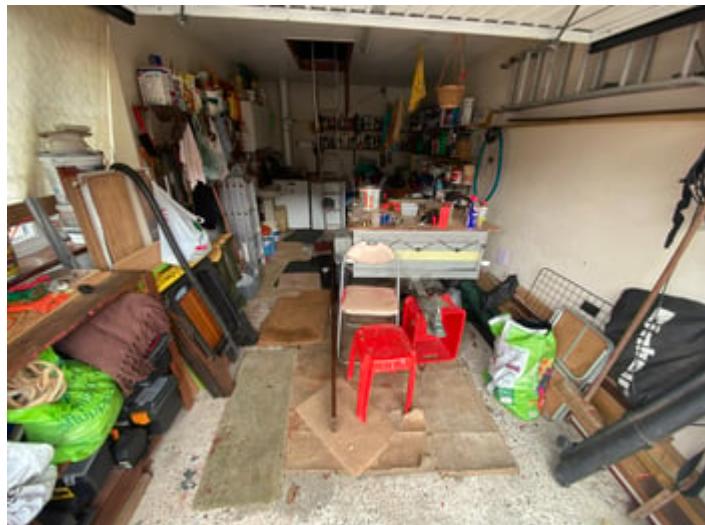
### PARKING AND DRIVEWAY

Walled gated entrance with a tarmac adamede drive leading to the forecourt with ample turning and parking space.



### INTEGRAL GARAGE

17' 6" x 9' 1" (5.33m x 2.77m). With up and over door, wash hand basin (hot and cold), oil fired central heating boiler, spring ladder access to an useful partly boarded loft for storage



### LARGE CAR PORT

23' 0" x 10' 0" (11' high). Located to the side, ideal for parking of a mobile home/caravan or board.



### GARDEN

Paths surround the bungalow with a pleasant area of lawned gardens and grounds with mature shrubs and flower borders all easily maintained with a paved patio area.



### GARDEN (SECOND IMAGE)



## PATIO AREA



PATIO AREA (SECOND IMAGE)



PATIO AREA (THIRD IMAGE)



## OUTHOUSES



Comprising of

### GARDEN SHED

8' 0" x 8' 0" (2.44m x 2.44m).

### WORKSHOP

10' 0" x 8' 0" (3.05m x 2.44m). With electric power.

### STORE SHED

12' 0" x 6' 0" (3.66m x 1.83m). With electric light and power points for bicycles, Kayaks, etc.

### CONCEALED AREA AND SHED

For garden furniture, etc.

### VIEW TO SIDE



## **VIEW TO REAR**



### **AGENT'S COMMENTS**

A deceptively spacious 3 bedoomed, 2 bathroomed bungalow in a sought after and quiet position.

### **TENURE AND POSSESSION**

We are informed the property is of Freehold Tenure and will be vacant on completion.

### **COUNCIL TAX**

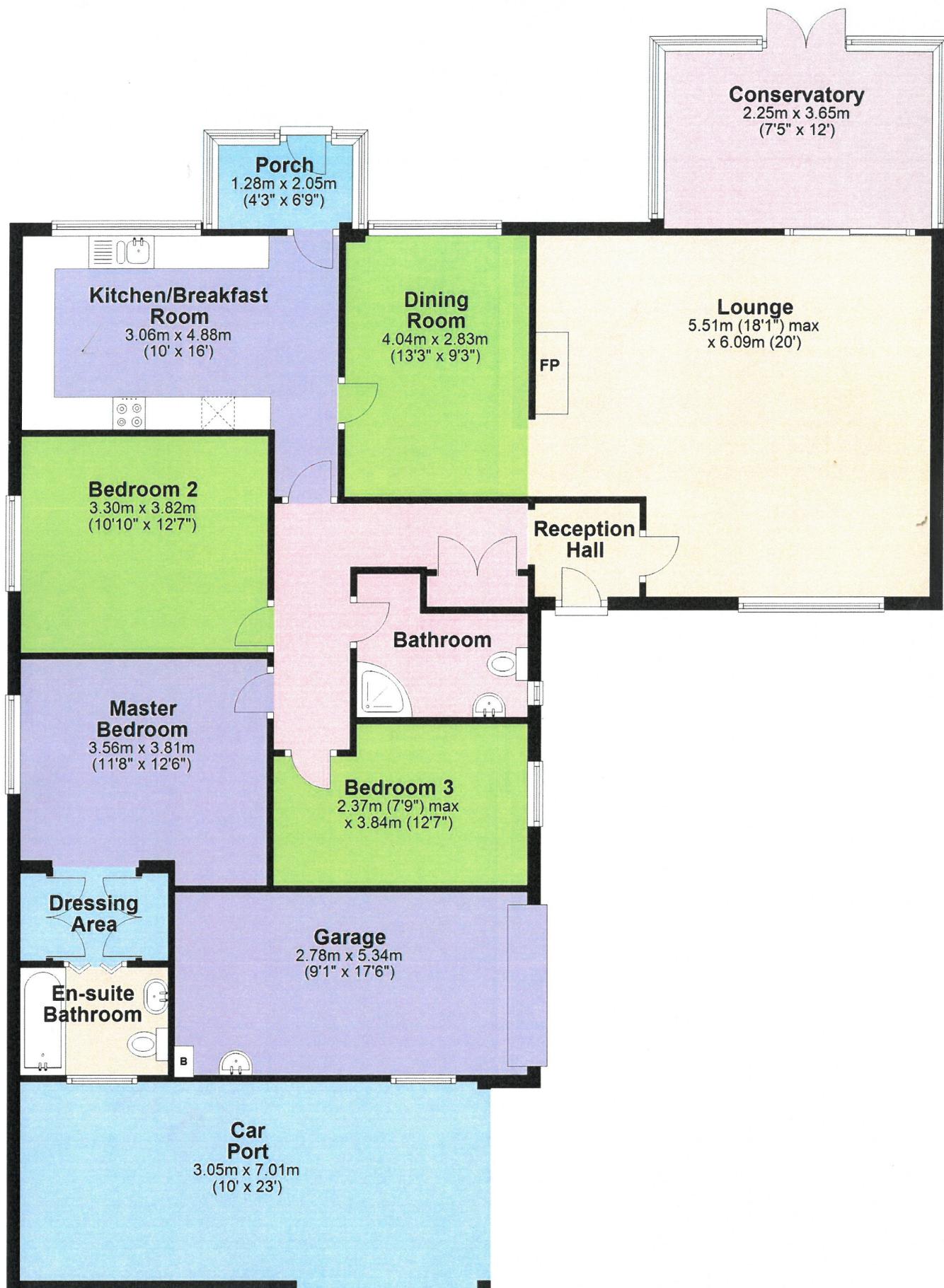
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'.

### **Services**

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage to septic tank, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

## Ground Floor

Approx. 171.1 sq. metres (1841.8 sq. feet)



Total area: approx. 171.1 sq. metres (1841.8 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Tir Hebog, Cilcennin, Lampeter**

**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Garage. Gated. Private.

**Heating Sources:** Double Glazing. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** Level access.

**EPC Rating:** D (67)

**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

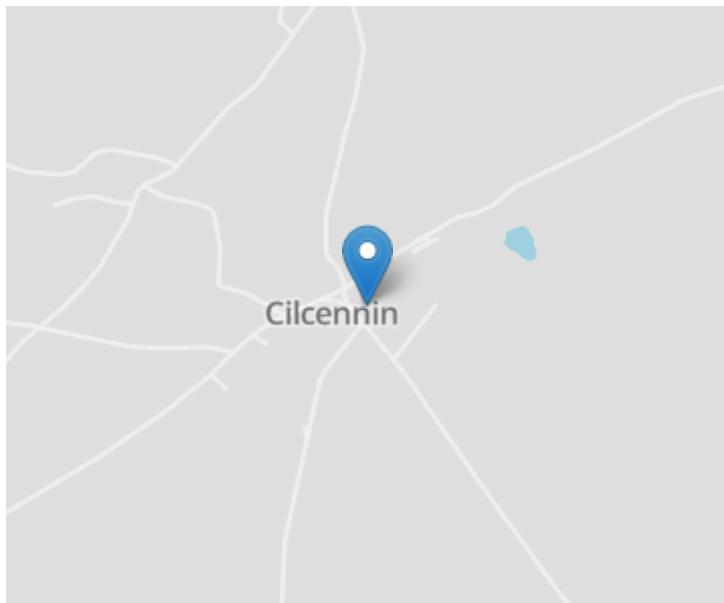
**Any easements, servitudes, or wayleaves?**

No

**The existence of any public or private right of way?** No

**Construction Type**

Traditional



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	67	
(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	

### Directions

From Aberaeron proceed South East on the A482 Lampeter road to the first Village of Ciliau Aeron. Drive through the Village onto next crossroads then turn left sign posted Cilcennin. Follow this road for some 1.5 miles into the Village of Cilcennin. As you enter the Village the Primary School can be seen on the right hand side then the Church Cemetery on the left hand side. Take the right hand fork road alongside the former stone Vestry. You will then see the property as the next on the left with a name plate on the entrance.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page – [www.facebook.com/morgananddavies](http://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

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

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