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**RICS**



Since 1989

*A substantial and most attractive detached 3/4 bed Residence. Picturesque Aeron Valley. Only 2½ miles from the Coast at Aberaeron. West Wales.*



**Nantgwyn, Ciliau Aeron, Aberaeron, Ceredigion. SA48 8DE.**

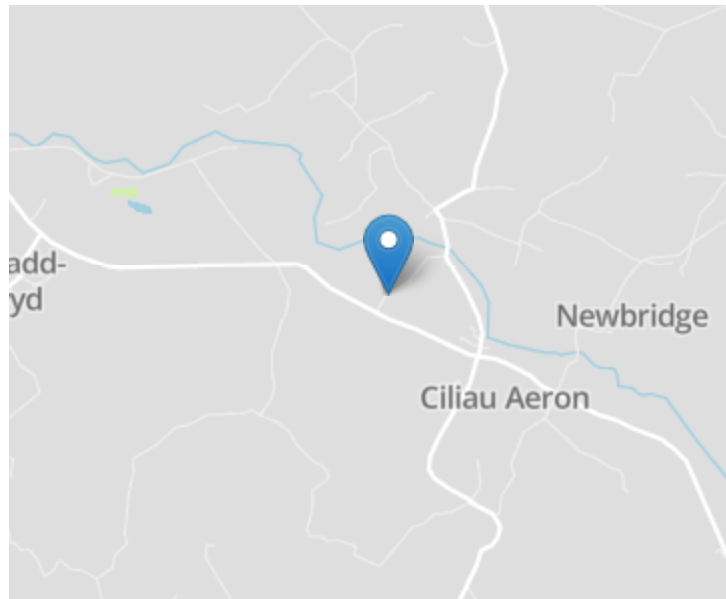
**Ref R/3423/DD**

**£339,000**

**\*\*An appealing Property in a good location\*\*Enjoys lovely views down the Aeron Valley towards the coast\*\*Traditionally Built offering 3 or 4 Bed (En Suite) Accommodation\*\*Well presented\*\*Double Glazing\*\*Central Heating\*\*Conservatory\*\*Gardens and Grounds\*\*Ample private parking\*\*Border Open Fields at rear\*\***

The Accommodation, family proportioned provides - Porch, Rec Hall, Downstairs Cloak Room and toilet, Sitting Room, Conservatory, Kitchen/Breakfast Room, Dining Room or 4th Bedroom, Utility Room. (Can provide a Home Office or a 1 bed self contained unit.) First Floor -3 Double Bedrooms -one with En Suite Shower Room, Dressing Room, Family Bathroom and wc.

Pleasant semi rural surroundings only some 2½ miles South East of the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and within some 11 miles of the University town of Lampeter. An easy reach of the larger Marketing and Amenity Centres of Aberystwyth and Cardigan. OS Grid Ref 495/595.



## GROUND FLOOR

### Front Entrance Porch

with upvc double glazed windows and matching entrance door. Leads through to -

### Reception Hall

With terrazzo tiled floor. Access through to useful downstairs storage cupboard.



### Downstairs Cloak Room

With tiled floor. White suite providing corner wash hand basin and low level flush toilet, half tiled walls.



### Front Sitting Room







18' 2" x 11' 10" (5.54m x 3.61m) with a fireplace housing a wood burning stove on a Granite hearth with tiled and wood surround. Central heating radiator. Large front aspect window. French doors at rear through to -

### Rear Sun Lounge/Conservatory

13' 3" x 12' 1" (4.04m x 3.68m) in upvc double glazing with tiled floor, ceiling fan, 2 central heating radiators. Expansive views. Door to outside patio.



### Kitchen/Breakfast Room

18' 1" x 11' 8" (5.51m x 3.56m) fitted with a range of Oak fronted base and wall units with Formica working surfaces, inset 1½ bowl single drainer sink unit with mixer taps, integrated appliances including a Diplomat electric oven and grill with LPG Gas hob unit over with extractor hood, integrated dishwasher and fridge. Part tiled walls, Front and rear aspect windows. ceiling spot light tracks.



### Rear Hall

With door through to -

### Utility Room

With fitted cupboards with Formica working surfaces, appliance space beneath with plumbing for automatic washing machine, Worcester oil fired central heating boiler. Fitted wall cupboards. Rear exterior door.

## Dining Room (or 4th Bedroom)

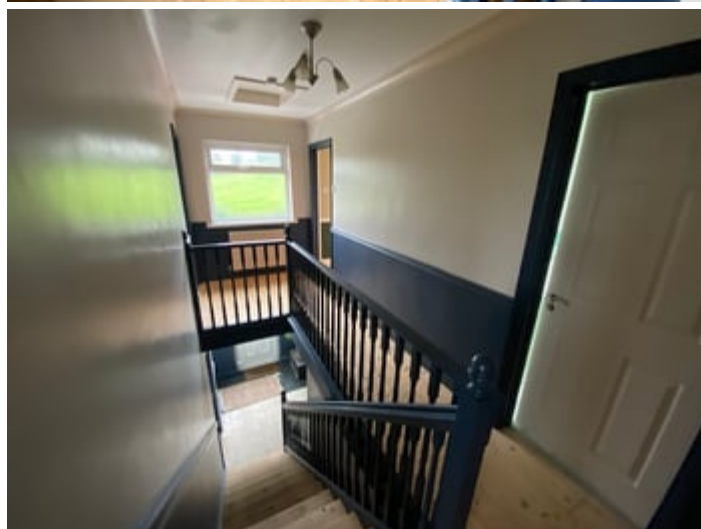
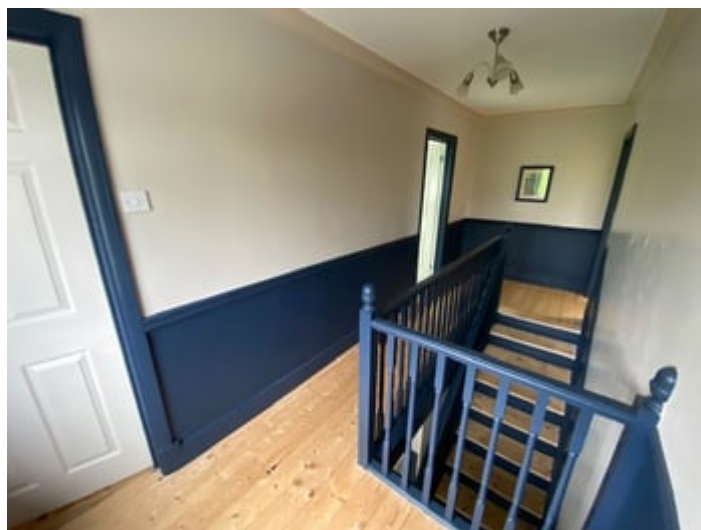


14' 8" x 10' 1" (4.47m x 3.07m) with attractive front walk in bay window, central heating radiator. This room would also provide an ideal home office or indeed with conversion of the Utility Room to a shower could provide a nice self contained En Suite Bedroom.

## FIRST FLOOR

### Central Gallaried Landing

Approached via original staircase from the reception hall. With access to Loft.



### Front Master Bedroom 1

11' 8" x 9' 6" (3.56m x 2.90m) with central heating radiator. Front aspect window with lovely country views.







**Dressing Area off**



With three sets of double walk in wardrobes. Leading through to -

### **En Suite Shower Room**

With tiled walls, double sized shower cubicle, low level flush toilet, wash hand basin, heated towel rail, velux window.



**Front Double Bedroom 2**

11' 8" x 9' 7" (3.56m x 2.92m) with central heating radiator, front aspect window with views over open fields.



### Rear Bedroom 3



11' 8" x 8' 3" (3.56m x 2.51m) with exposed timber floors, central heating radiator. Rear aspect window enjoying country and valley views.

### Family Bathroom

11' 8" x 5' 10" (3.56m x 1.78m) part tiled floor, fully tiled walls, panelled bath with Triton shower unit over with shower screen, vanity unit with inset wash hand basin and cupboards beneath, low level flush toilet, 2 built in airing cupboards.



### EXTERNALLY

#### To the Front -

Front vehicular access leads to a large walled forecourt with ample turning and parking space for several vehicles.

Paths surround the residence.



#### To the rear -

Is a large hard standing area with space for further cars. Useful Garden Workshop. Level lawned garden area at rear. Large lawned garden at side with Cedarwood Garden Shed/Summer House.

Rear elevated brick paved patio off the Conservatory.





### Services

Mains Electricity, Water and Drainage. Oil Fired Central Heating. UPVC Double Glazing. LPG Gas Fired hob unit in kitchen. Broadband. Council Tax Band E.

### Directions

From Aberaeron proceed South East on the A486 Lampeter road for approximately 2 miles. As you reach the village of Ciliau Aeron driving up hill take the first left hand turning. After 100 yards the property will be seen on the left hand side.

