

An increasingly rare opportunity to acquire an exciting renovation project comprising of a 2 bed detached cottage set in an acre of garden and grounds. Ciliau Aeron, near Aberaeron.



Ael Y Bryn, Ciliau Aeron, Near Aberaeron, Ceredigion. SA48 8DA.

£200,000 Guide Price

Ref A/5583/ID

****An increasingly rare renovation project**Comprising of a 2 bed character cottage**All set within an acre of grounds**Located on the edge of the semi rural village of Ciliau Aeron**Being 4 miles inland from the coastal harbour town of Aberaeron**Scenic country views**A wonderful re-development opportunity**1 Acre pasture paddock**Detached single garage**WORTHY OF AN EARLY VIEWING ! ****

The cottage comprises of a downstairs lounge, dining room, kitchen and pantry. To the first floor - 2 bedrooms.

The property is situated on the fringes of the village of Ciliau Aeron positioned between Aberaeron and Lampeter. The village offers an active village hall, public house and hotel and places of worship. The nearby village of Felinfach provides a wider ranger of amenities and services to include a new area primary school. The Georgian Harbour town of Aberaeron nearby offers primary and secondary school, community health centre, good cafes, bars and restaurants and traditional high street offering. The University town of Lampeter is some 20 minute drive to the east offering supermarket and a wider range of high street offerings.



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GENERAL

The placing of Aelybryn on the market provides prospective purchasers the rare opportunity of acquiring an exciting re-development project.

The property has not been occupied in years and is in need of a complete refurbishment programme.

The property has no central heating, kitchen or bathroom facilities making the property unmortgageable and only suitable for cash buyers.

The property sits in just under an acre of grounds with a productive pasture paddock to the front.

Properties of this nature are increasingly rare in this current market and is well worthy of an early inspection.

GROUND FLOOR

Lounge



14' 2" x 16' 2" (4.32m x 4.93m) via hardwood door, open fireplace, tiled surround, sash window to front, exposed beams. Door into -

Kitchen

16' 0" x 10' 3" (4.88m x 3.12m) with multi fuel rayburn, bread oven, Belfast sink, exterior door.





Scullery



5' 3" x 8' 8" (1.60m x 2.64m)

Second Reception



10' 0" x 14' 0" (3.05m x 4.27m) sash window to front, tiled fireplace.

FIRST FLOOR

Double Bedroom 1





12' 8" x 14' 2" (3.86m x 4.32m) max with sash window to front with scenic country views.

Double Bedroom 2

14' 2" x 11' 5" (4.32m x 3.48m) with sash window to front, views over open countryside.



EXTERNALLY

Detached Single Garage



15' 6" x 9' 5" (4.72m x 2.87m) The property also benefits from a detached single garage of brick construction under an asbestos roof, with double doors to front.

Grounds



To the front of the property is a pasture paddock measuring just under an acre or thereabouts. Being relatively level and highly productive.

Could be utilised as an extended garden for the property.

There is also a small garden area to the side of the property being south facing.

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

VIEWING: 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

Services

The property benefits from mains water and electricity. Private drainage to septic tank.

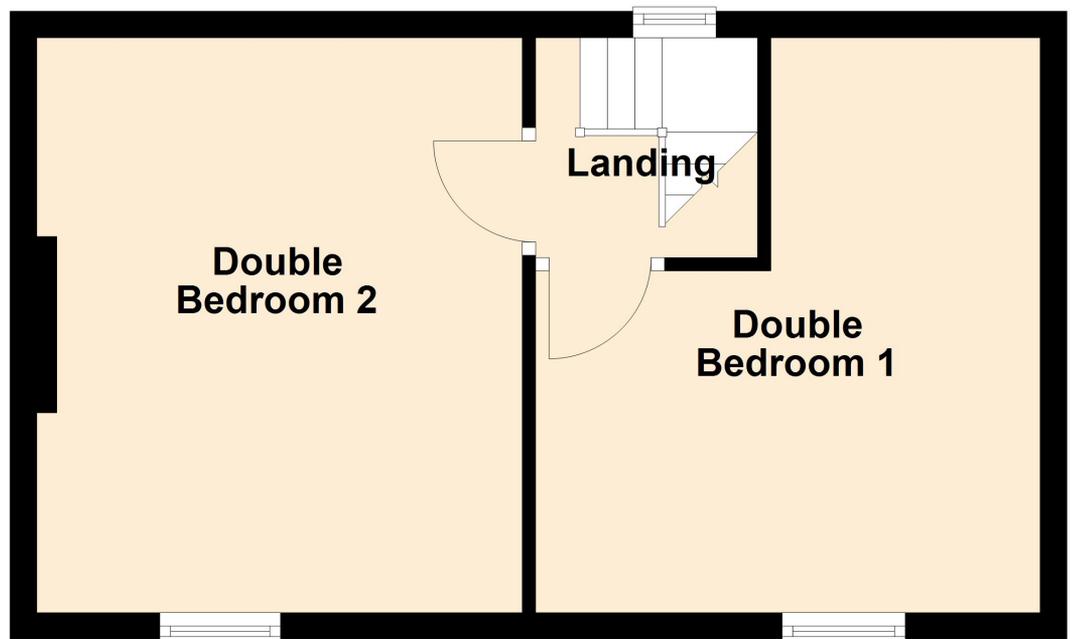
Tenure - Freehold.

Council Tax Band -E Ceredigion County Council.

Ground Floor



First Floor



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Private.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: G (1)

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 proceed south east on the A482 Lampeter road to the village of Ciliau Aeron. Drive through the village to the next crossroads and turn left towards Cilecennin. Continue over the bridge and the property will be seen as the second property on the left hand side as identified by the agents for sale board.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		35
(1-20)	G	1	
<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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