

Lovely semi detached 2 Bedroom Holiday Bungalow. Situated in the picturesque Aeron Valley. 4 miles Aberaeron.



4 Tyglyn Vale Meadow Cottages Ciliau Aeron, Nr. Aberaeron, Ceredigion. SA48 8DD.

£125,000

Ref R/4644/ID

****Looking for a lovely holiday cottage? ** Look no further! ** Immaculate cottage situated in the heart of the Aeron Valley ** 2 double bedrooms ** 4 Miles to the coast ** Quality fixtures and fittings throughout ** uPVC double glazing ** Electric heating ** Rear garden ** Parking ** Decking area ** Currently used as a holiday let ** 10 months a year occupancy ****

Located within the lovely development, formerly part of the Ty Glyn Mansion Estate, close to the village community of Ciliau Aeron and only some 4 miles from Cardigan Bay at the Georgian harbour town of Aberaeron. Close to many popular beaches along this favoured heritage coastline, also lovely quiet country walks and footpaths nearby. 10 miles Aberystwyth, easy reach university town of Lampeter.



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GENERAL

Restricted to a 10 month occupancy (vacant for January/February).

The property is freehold with the adjacent communal gardens and driveway as leasehold with maintenance charges per annum of approx. £600. This includes upkeep of the grounds and driveways, sewerage system and also inclusive of all water bills.

Open Lounge/Dining Room

12' 4" x 18' 6" (3.76m x 5.64m) via uPVC door, double glazed window to front, electric radiator.



Modern Kitchen

The kitchen comprises of modern white base and wall

cupboard units, Formica working surfaces, Firenzi electric oven, 4 ring electric hob above, extractor hood, stainless steel single, drainer sink, Hotpoint automatic washing machine, integrated fridge, tiled splashback, double glazes window to rear.



Modern Shower



9' 2" x 6' 0" (2.79m x 1.83m) a modern white suite comprising of a corner shower with Triton electric shower above, vanity unit with wash hand basin, low-level flush WC, heated towel rail, tiled floor, tiled walls, extractor fan,

concealed spotlights, 2x frosted windows to rear, Dimplex fan heater, cupboard.

Front Bedroom 1



9' 0" x 10' 0" (2.74m x 3.05m) double glazed window to rear, electric heater.

EXTERNALLY

To the Front

To the front is a timber decking area, being south facing.



9' 0" x 10' 0" (2.74m x 3.05m) double glazed window to front, electric heater.

Rear Bedroom 2





To the Side

Tarmac driveway with parking for one car.

To the rear

Nicely presented lawn area.



MONEY LAUNDERING REGULATIONS

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

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

Mains electricity and water. Communal drainage system.

Council tax band A - Ceredigion County Council.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: Driveway. Private.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (46)

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 first village of Ciliau Aeron. In the centre of the village turn left at crossroads opposite the primary school and proceed down this road for 1 mile. After crossing river bridge you will see an impressive stone walled entrance on the right hand side, proceed through the entrance into Meadow Vale. Bear left and follow this road and you will see this property as one of the 2nd semi detached bungalows on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A	46	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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