

Regulated by:



Since 1989

*Deceptively spacious 3 bed roomed property. Conveniently located in the rural village of Cilcennin.  
4 Miles Coast.*



**Maes Yr Awel, Cilcennin, Nr Aberaeron, Ceredigion. SA48 8RF.**

**R/2676/ID**

**£129,950**

**\*\* No onwards chain - Priced to sell! \*\***

**\*\* Attention 1st Time Buyers/Investment Purchasers \*\* Conveniently located and well appointed Semi detached property  
\*\* Deceptively spacious \*\* 3 bed roomed Family proportioned accommodation \*\* double glazing \*\***

The accommodation provides - Front reception room, kitchen, dining room, bedroom 1, bedroom 2, bedroom 3, Cellar,  
Rear garden

Located in the centre of the Aeron Valley rural village community of Cilcennin which lies some 1½ miles off the main A482 Aberaeron-Lampeter road. Only some 4 miles from the Georgian Harbour town of Aberaeron on the favoured Ceredigion Heritage coastline with its comprehensive range of shopping and schooling facilities. Some 13 miles from the University town of Lampeter and an easy travelling distance of the larger Marketing and Amenity Centres of Aberystwyth and Cardigan.

## General

Here lies a spacious 3 bed semi - detached property ideal for a first time buyer or an investment opportunity. Lying in the rural village of Cilcennin surrounded by countryside.

The accommodation provides -

### Front Vestibule

Via half glazed UPVC panel door

### Reception room 1

18' 8" x 13' 1" (5.69m x 3.99m) Real flame LPG gas fire, storage heater, double aspect double glazed windows , staircase leading to the first floor accommodation with under stairs storage cupboard with tiled floor.



## Dining Room



10' 3" x 15' 3" (3.12m x 4.65m) Double aspect double glazed windows overlooking the Aeron valley, storage heater.

## Kitchen

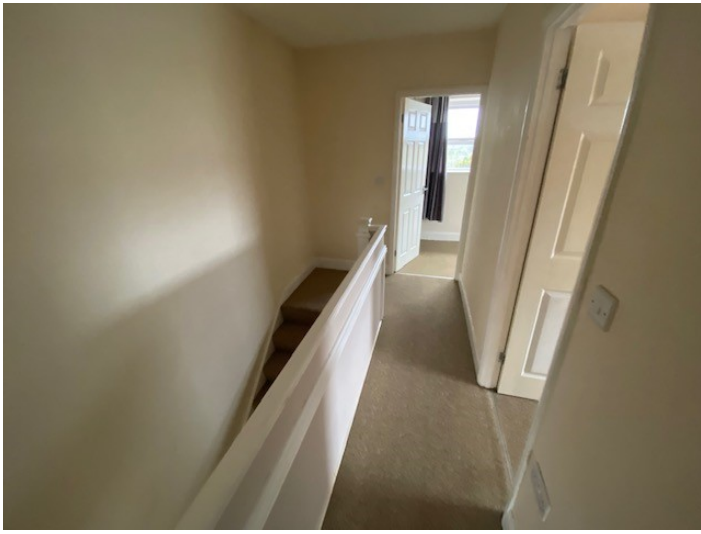
8' 7" x 7' 0" (2.62m x 2.13m) Range of modern base and wall cupboards with formica worksurfaces over, stainless steel single drainer sink, plumbing for automatic washing machine, Hotpoint stainless steel oven with electric Hobbs and extractor hood over, side aspect double glazed window.



## First Floor

### Central Landing

Access to loft ,airing cupboard with a new hot water tank.



**Front Bedroom 1**



8' 6" x 8' 8" (2.59m x 2.64m) Electric wall panel heater, built in wardrobe, double glazed window to front.

### **Bathroom**

12' 0" x 6' 0" (3.66m x 1.83m) White suite comprising of panelled bath with mains shower above, W.C, wash hand basin with hot and cold taps, extractor fan, heat store electric fan heater, frosted glass window.



### **Bedroom 2**



8' 7" x 8' 5" (2.62m x 2.57m) Electric panel heater, side aspect double glazed window.

### **Rear Bedroom 3**

15' 3" x 10' 6" (4.65m x 3.20m) Double aspect windows overlooking Aeron Valley, electric panel heater.



### **Cellar**

15' 0" x 31' 0" (4.57m x 9.45m) water and electric supply

### Externally

#### Rear Garden


Garden area laid to lawn with small fishpond.



#### Services

The property benefits from mains water, electricity, shared private drainage, Economy 7 heating. Council Tax Band C.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(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 



© Crown copyright 2016. Supplied by mapserve.co.uk a licensed Ordnance Survey partner number 100053143  
 Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

ref No.	revision No.	amendments	update date
<p>project</p> <p><b>MAES YR AWEL</b>            Cilcennin            Lampeter            Ceredigion</p>			
<p>title</p> <p><b>Cynllun Teitl</b>            Title Plan</p>		<p>ref No.</p> <p><b>Com</b>  <b>/108</b></p>	
<p>proddo</p> <p>1:1250</p>	<p>ysgrif</p> <p>Ebrill 2020</p>	<p>afm</p> <p>Iwan Thomas</p>	
<p>red outline shows the general positions of the boundaries.</p> <p>area shown shaded in blue denotes relevant right of way (area in the ownership of Maes Yr Awel, and shared with The Commercial, Stabal Fach and Glendower)</p>			