

Regulated by:



RICS



Since 1989

Spacious 3 Bed Dwelling in need of refurbishment. Near Aberaeron- West Wales.



Gernant Ciliau Aeron, Near Aberaeron, Ceredigion. SA48 8DF.

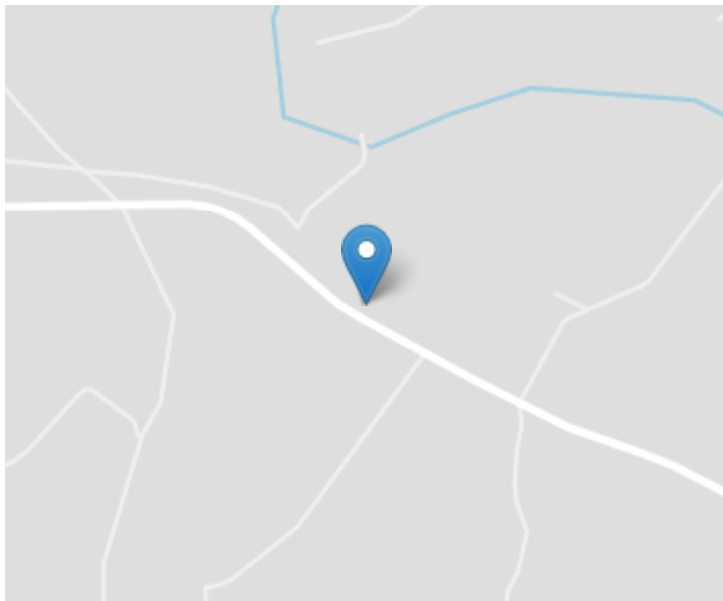
Ref R/3879/RD

£220,000

****Spacious 3 Bed Detached Dwelling**5 Minutes drive Aberaeron**In need of modernisation and refurbishment**Set within a large plot**Off road parking**Countryside views**Ideal 1st time buyer opportunity**Deceptively spacious accommodation****

****A Great Property, not to be missed ! ****

The property is situated on the fringes of the village of Ciliau Aeron being some 5 minutes drive from the Georgian harbour town of Aberaeron. Ciliau Aeron offers a good level of local amenities including primary school, active Community Hall, Places of worship and good public transport connectivity. The nearby Georgian Harbour town of Aberaeron offers an array of local amenities and services including primary and secondary schools, community Health Centre, local cafes, bars, restaurants and traditional High Street offerings, leisure opportunities, countryside and coastal walks. The University town of Lampeter is some 15 minutes drive to the East with its supermarkets, traditional High Street offerings, University and wider connections to Carmarthen and the M4.



8' 10" x 14' 2" (2.69m x 4.32m) with exposed feature stone walls, space for log burner, multiple sockets, TV point, window to front.

Lounge

10' 7" x 14' 8" (3.23m x 4.47m) window to front, tiled fireplace and surround with electric fire, fitted shelving and hatch to kitchen.



GROUND FLOOR

Entrance Hallway



4' 1" x 14' 2" (1.24m x 4.32m) accessed via hardwood door with fan light over, red quarry tiled flooring, understairs cupboard, radiator.

Dining Room



Sitting Room





machine connection, hatch to Lounge, radiator, quarry tiled flooring. Rear window and door to garden.



15' 10" x 11' 9" (4.83m x 3.58m) with window to front and side sliding patio doors to garden, radiator, multiple sockets, TV point.



Utility Room



Housing a Worcester oil combi boiler, rear window, red quarry tiled flooring. Door into -



FIRST FLOOR

Kitchen

010' 3" x 8' 1" (3.12m x 2.46m) with Oak effect base and wall units, stainless steel sink and drainer with mixer tap, washing

Landing



A split level landing with rear window overlooking the adjoining countryside, electric socket, access to Loft.

Front Bedroom 1

8' 2" x 14' 1" (2.49m x 4.29m) a double bedroom with dual aspect windows to front and side, radiator, multiple sockets.



Front Bedroom 2



6' 1" x 7' 8" (1.85m x 2.34m) a single bedroom with window to front, radiator, electric socket.

Bedroom 3



10' 8" x 14' 2" (3.25m x 4.32m) a double bedroom, dual aspect window to front and side, electric socket, radiator.

Rear Inner Landing

With access to -

W.C



With side window.

Bathroom

8' 9" x 9' 9" (2.67m x 2.97m) providing panelled bath with shower over, single wash hand basin, rear window, radiator, airing cupboard with radiator.



EXTERNALLY

To the Front



The property is approached via the adjoining county road to a pull in parking space but also a gated entrance to provide for future parking area with brick pillars and decorative railings and gates.

Enclosed front forecourt area with footpath leading through to -

To the Rear



Rear and side gardens with extending patio areas from the rear kitchen area and side patio from the sitting room overlooking the adjoining garden with mature trees and stream to border and overlooking the adjoining paddock.



Rear Outbuilding



6' 6" x 7' 0" (1.98m x 2.13m) Of stone and brick construction under a slated roof with corner Belfast sink.

TENURE

The property is of Freehold Tenure.

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.

Services

We are advised that the property benefits from Mains Water and Electricity. Private Drainage. Oil Central heating.

Council Tax Band E.

Directions

On leaving Aberaeron on the A482 sign posted Lampeter proceed for approximately 3 miles passing both entrance to Llanerchaeron National Trust Estate on your left hand side and following a sharp bend proceed for a further 200 yards, passing a small farm on your left hand side. Gernant will be the next property on your left hand side identified by the Agents for sale board. If you reach the village of Ciliau Aeron you have travelled too far.