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RICS



Since 1989

Delightful detached bungalow in quiet country village location. 15 minutes drive Cardigan Bay coast at Aberaeron.



Hafan Bach Cilcennin, Nr Aberaeron, Ceredigion. SA48 8RJ.

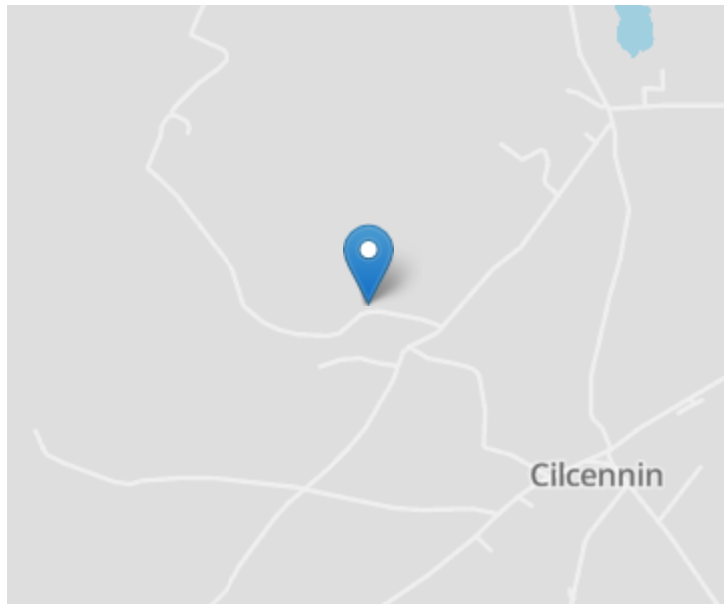
Ref R/3979/ID

£215,000

**** Lovely detached bungalow ** 2 Bedroom accomodstion ** Nicely maintained and presented ** Beautiful easily maintained gardens and grounds ** Garage ** Double glazing ** Central heating ** Conservatory ** Quiet country village location ** 15 minutes coast **No Onward Chain****

The accommodation provides Hallway, Bathroom, 2 Bedrooms, L-shaped Lounge/Dining Room, Galley Kitchen, Rear Conservatory.

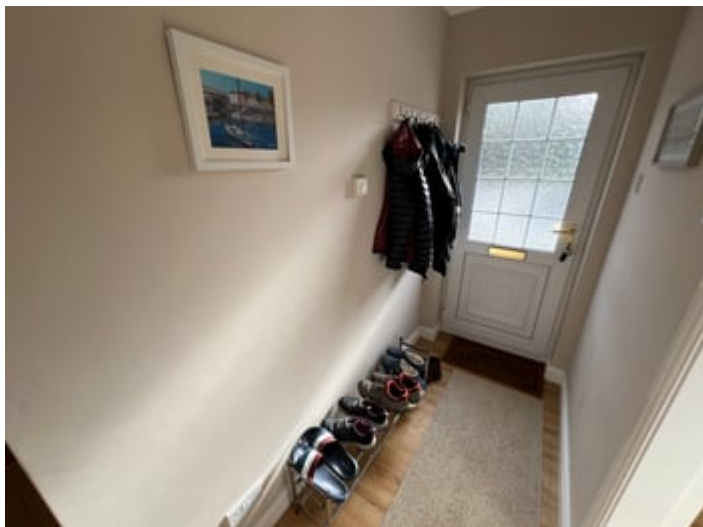
Outskirts of the village community of Cilcennin, in the lower reaches of the Aeron Valley, only a 15 minutes drive from the coast at Aberaeron which offers a comprehensive range of shopping and schooling facilities. Some 9 miles from the university town of Lampeter and an easy travelling distance of the larger marketing and amenity centres of Aberystwyth and Cardigan.



THE ACCOMMODATION

Entrance Hall & Passage Way

10' 0" x 9' 2" (3.05m x 2.79m) with upvc double glazed entrance door and laminate flooring.



Galley Kitchen

10' 1" x 7' 0" (3.07m x 2.13m) with laminate flooring and fitted range of base and wall cupboard units with formica working surfaces, stainless steel single drainer sink unit with mixer taps, unit with cooker hood and a stainless steel double oven, 4 ring ceramic hob, double glazed window to front, tiled splash back.



L-shaped Lounge/Dining Room

16' 3" x 10' 9" (4.95m x 3.28m) plus 9'9" x 7'5" a nice light and spacious room with a fireplace housing an LPG gas Realflame fire with granite and stone surround, 2 central heating radiators. Double glazed windows to front and rear. Door to conservatory.



Conservatory

13' 3" x 10' 6" (4.04m x 3.20m) in upvc double glazing with double glazed roof, tiled floor with electric under floor heating, vertical blinds to window and french doors to rear garden.



Rear Double Bedroom 1

10' 9" x 9' 10" (3.28m x 3.00m) with central heating radiator and fitted wardrobes. Double Glazed window to rear.



Bedroom 2

9' 3" x 7' 9" (2.82m x 2.36m) with central heating radiator and fitted wardrobes. Double Glazed window to rear.



Bathroom

9' 3" x 6' 11" (2.82m x 2.11m) with laminate flooring, a white suite providing panelled bath with shower over and shower screen, pedestal wash hand basin, low level flush toilet, central heating radiator, extractor, half tiled walls, fitted cupboard, frosted window to front,



EXTERNALLY

To the front.

Large gravelled forecourt with parking for 2 or 3 vehicles. Small side driveway leads to rear courtyard which provides a large paved patio and sitting out area and access to -



Attached Garage

19' 0" x 8' 8" (5.79m x 2.64m) which incorporates an Utility Area with a stainless steel single drainer sink unit (h&c), plumbing for automatic washing machine and houses the

Worcester Heatslave oil fired central heating combi boiler.

Please note - the garage would be an ideal prospect for conversion to enlarge the current living accommodation (stc)



To the rear

Beyond the rear patio are steps up to a pleasant lawned garden area rising to a further second tier grassed area, all surrounded and well stocked by various shrubs, flower borders and ornamental trees.





Services

Mains Electric and Water. Private Drainage. Broadband.

Council Tax Band C.

Directions

From Aberaeron proceed south-east on the A482 road. You will come to the first village of Ciliau Aeron but carry straight through Ciliau Aeron and turn left at next crossroads sign posted Cilcennin. Proceed over river bridge and climb up hill until you come to a junction and you will see the entrance to Tymawr Country House on the right hand side. Turn right at this junction and then take the first fork left turning. Proceed down this country lane and you will then see further on a turning to the right hand side. Ignore this turning and carry straight on for a further 200 yards or so and you will see the property on the left hand side. OS Grid Ref. 519/605.

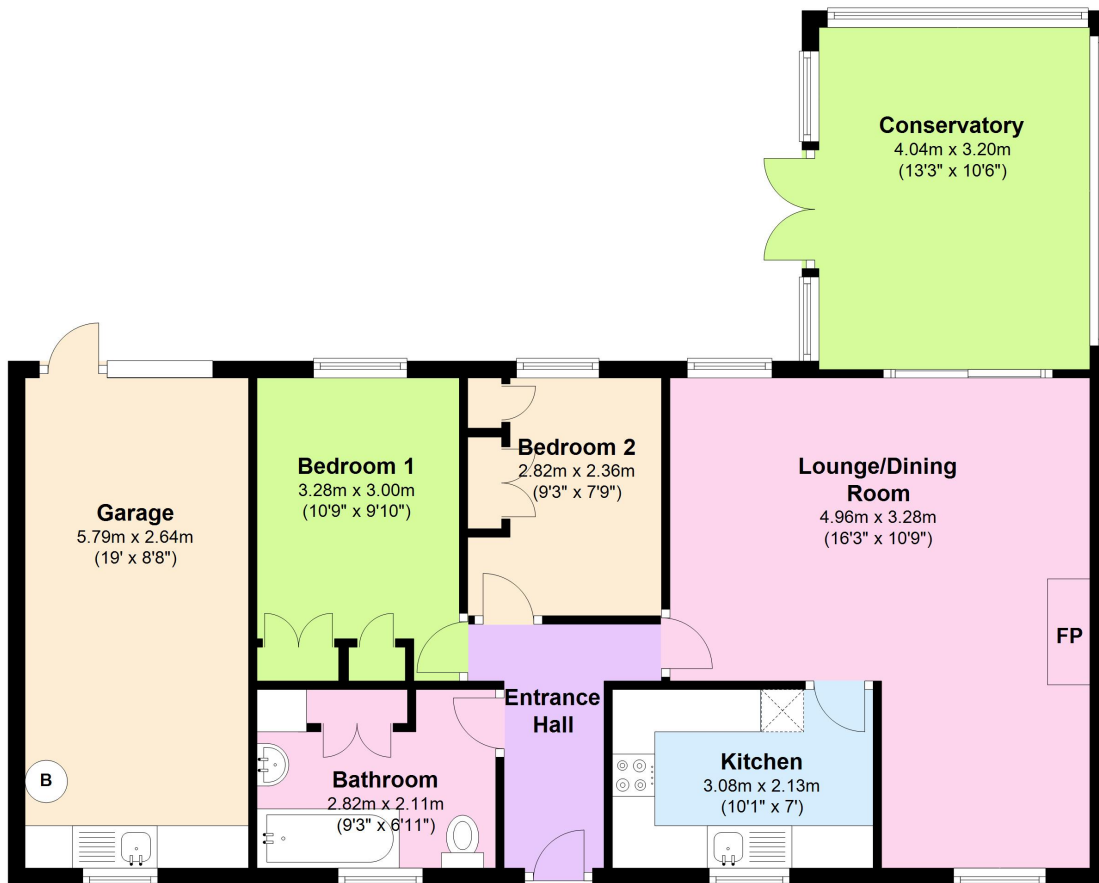
MONEY LAUNDERING

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.

TENURE

The property is of Freehold Tenure.

Ground Floor



The Floor plans are for guidance only.
Plan produced using PlanUp.

Hafan Bach, Cilcennin