

A most charming 3-bed stone cottage set in secluded and extensive gardens. In the popular coastal village of Aberarth, near Aberaeron. The property is available with no onward chain.



Tegfan Aberarth, Aberaeron, Ceredigion. SA46 0LL.

£237,500

Ref R/4447/ID

****A most delightful 3-bed character cottage**Set in generous gardens (215 m²) enclosed behind its own double gates**Double-glazed throughout, with insulated loft**Located in the heart of the popular coastal village of Aberarth**Only a short walk to the sea front and the all Wales coastal path**Only a mile from the harbour town of Aberaeron**Sympathetically renovated to a high standard, retaining a range of character features throughout**With no onward chain, Tegfan is ready for immediate occupancy with no further expense**Double glazing throughout**A real coastal gem deserving of an early viewing****

The ground floor includes entrance hall, kitchen/dining room, living room. First floor - three bedrooms and bathroom.

The property is located in the heart of the coastal village of Aberarth being on the main A487 coast road on the T1 & T5 bus routes being only a mile or so from the Georgian harbour town of Aberaeron with its array of restaurants, pubs, cafes etc and with a comprehensive range of shops, Ysgol Gynradd Aberaeron & Ysgol Gyfun Aberaeron primary and secondary schools. The property is half an hour's drive from the coastal University and administrative centre of Aberystwyth and equidistant from the University town of Lampeter, and the historic town of Cardigan



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GROUND FLOOR

Entrance Hallway

15' 3" x 5' 0" (4.65m x 1.52m) Enter via half-glazed upvc stable door, slate-tiled flooring, staircase to first floor. Includes understairs storage cupboard and plumbing for automatic washing machine.



Kitchen - Dining Room

15' 0" x 9' 9" (4.57m x 2.97m) comprising of a range of fitted base and wall cupboard units with laminate worktop surfaces. Stainless steel single drainer sink, Belling dual fuel range cooker, 2 electrical ovens, 5 ring LPG hob. Plumbing for dishwasher, space for tall fridge freezer, tiled splash back. Double-glazed windows to front and rear. Dining area with space for 4-seater table, recessed shelving, slate-tiled floor and electrical wall panel heater.



From Hallway, door in to: Lounge

12' 6" x 14' 6" (3.81m x 4.42m) a cosy lounge with feature stone inglenook fireplace and Morso multi-fuel stove with a back boiler on a raised tiled hearth. Alcoves to both sides, double-glazed window to front and rear, slate-tiled floor, exposed ceiling beams, electrical wall panel heater.

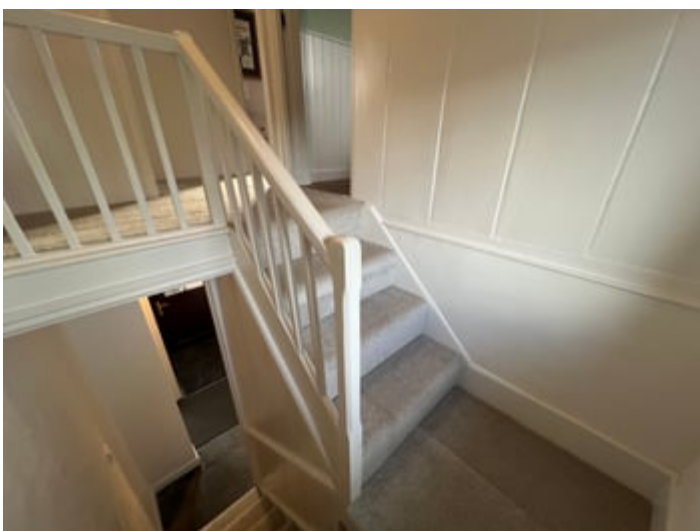




FIRST FLOOR

Central Landing

via staircase from the ground floor, double-glazed window the rear. Access hatch to well insulated, part boarded, loft.



Main Bedroom

11' 7" x 8' 6" (3.53m x 2.59m) a lovely double room with double-glazed window to the rear, radiator fed from the multi-fuel stove, tongue and groove panelling, wall lights, exposed floor boards, airing cupboard housing hot water tank

and built in wardrobes.



Bathroom

8' 5" x 7' 4" (2.57m x 2.24m) a modern 3-piece white suite comprising of a 'P'-shaped panelled bath with Heatstore electrical shower above, low level flush toilet, pedestal wash hand-basin with mixer tap. Stainless steel electrical heated towel rail and underfloor heating, tiled floor and half tiled walls, built in cupboard and frosted double-glazed window to rear, extractor fan.





Front Bedroom 2

13' 1" x 6' 9" (3.99m x 2.06m) with two double-glazed windows to the front, electrical wall panel heater, exposed timber floor boards, and over-door storage.



Front Bedroom 3

06' 5" x 12' 2" (1.96m x 3.71m) with double-glazed window to the front, radiator fed from the multi-fuel stove, electrical wall panel heater, and exposed timber floor boards.



EXTERNALLY

Store Room / Workshop

13' 4" x 8' 9" (4.06m x 2.67m) of stone construction with recent onduline roofing. Complete with electrical supply, lighting and wooden storage shelving.



The Grounds

The property enjoys a spacious garden (215m²) enclosed and secured grounds, mostly laid to lawn with a variety of trees and shrubs. Area cleared for vegetable patch, seating areas

outside the house and in the upper garden.

The property offers a useful stone outbuilding / log store and coal bunker. In addition a concrete base suitable for artist studio, summerhouse, greenhouse or potting shed.



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.

Services

The property is connected to mains water and drainage.

LPG for cooker, electrical wall panel heating system and multi-fuel stove with back boiler.

Aberarth benefits from 1000Mbs full fibre and good 4G /5G coverage.

Council Tax Band C (Ceredigion County Council)

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Communal. Residents.

Heating Sources: Double Glazing. Electric. Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: E (41)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

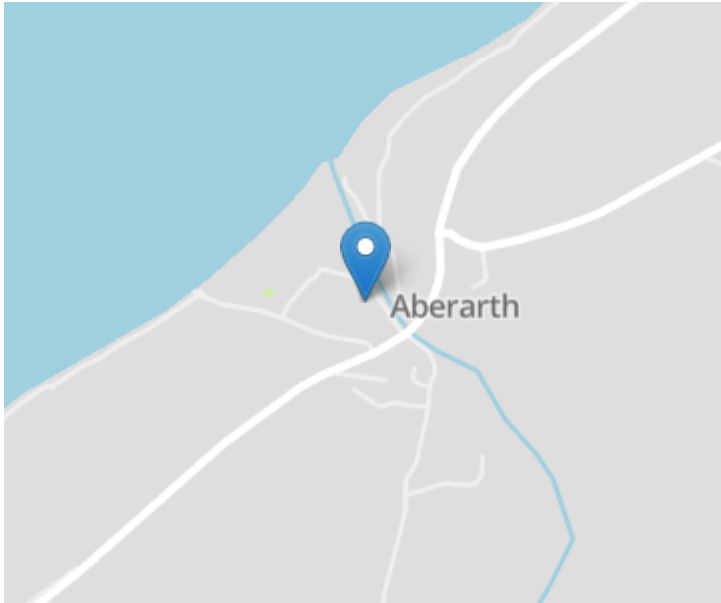
Any risk of coastal erosion? No

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 North East on the A487 coast road towards Aberystwyth. After a mile you will reach the village of Aberarth. Take the 2nd left hand turning just before the river bridge, proceed down Water Street. Three-quarters of the way down the street you will see a row of properties on the left hand side.

Tegfan and its grounds are located at the end of the ramp, through a set of double gates, the property is identified by the Morgan & Davies For Sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<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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