

A superior 4/5 Bed detached house set in ½ an acre of gardens and grounds. Edge of Aberaeron town on Cardigan Bay - West Wales.



Llys Y Coed, Heol Y Commins, Aberaeron, Ceredigion. SA46 0DU.

£545,000

Ref R/4120/ID

****A rare find within this Georgian harbour town**Superior 4/5 Bed Detached Residence set in ½ an acre of garden and grounds**Quiet edge of town setting, yet only a 10 minute walk from the town centre**Generously proportioned accommodation**Detached double garage with a range of useful outbuildings**A great family home**Lovely rear sun room/conservatory**River boundary**No onward chain**MUST BE SEEN TO BE APPRECIATED !****

The accommodation provides Ent Hall, Lounge, Kitchen/Dining Room, Sun Room, Utility Room. Downstairs wc. 2nd Lounge/Bedroom, Downstairs Shower Room. First Floor - 3 Double Bedrooms (1 En Suite) and main Bathroom.

Heol Y Commins is situated in a quiet setting fronting onto a No through road beyond which you can enjoy lovely riverside walks eventually ending up in the National Trust Llaneraeron Mansion. Also adjacent to some lovely wooded walks and nicely tucked away yet only a short walk to the town centre with its comprehensive range of shopping and schooling facilities, harbour and sea front.



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GROUND FLOOR

Entrance Hall

5' 9" x 9' 6" (1.75m x 2.90m) via glazed upvc door with engineered Oak flooring, central heating radiator. Stairs to first floor.



Lounge

11' 8" x 20' 0" (3.56m x 6.10m) with log burning stove on a slate hearth, french doors overlooking rear garden, double glazed window to front, engineered Oak flooring, 2 central heating radiators, fitted cupboard units ideal for storing logs.



Kitchen/Dining Room

11' 4" x 20' 0" (3.45m x 6.10m) with a range of modern Cream base and wall cupboard units with Oak effect formica working surfaces above, display cupboards, stainless steel 1½ drainer sink with mixer tap, Hotpoint electric oven and grill, 4 ring gas hob with stainless steel extractor hood above, integrated dishwasher, large draw units, space for fridge freezer, spot lights to ceiling, breakfast bar, space for 6 seater dining table, double glazed window to front, 5' archway leading through to -



Sun Room

9' 3" x 9' 0" (2.82m x 2.74m) with dwarf wall construction with upvc units around, glazed patio doors to rear with views over garden, 2 central heating radiators, tiled flooring, spot lights to ceiling.



Utility Room

5' 9" x 6' 4" (1.75m x 1.93m) with a range of cream base and all cupboard units with stainless steel single drainer sink, plumbing for automatic washing machine, glazed upvc door to rear.



Downstairs W.C.

3' 0" x 5' 9" (0.91m x 1.75m) with low level flush w.c., pedestal wash hand basin, stainless steel heated towel rail.

Second Lounge/Downstairs Bedroom

10' 4" x 9' 2" (3.15m x 2.79m) with dual aspect window to front and side, rear exterior door, engineered Oak flooring, central heating radiator, TV point. Door into airing cupboard housing the Grant oil fired boiler, door into -



Downstairs Shower Room

5' 8" x 4' 7" (1.73m x 1.40m) a modern white suite comprising of a corner shower unit with mains shower above, dual flush w.c. pedestal wash hand basin, stainless steel heated towel rail, frosted window to rear, half tiled walls, tiled flooring, extractor fan, shaver point and light.



FIRST FLOOR

Landing

16' 0" x 17' 8" (4.88m x 5.38m) (max) with access hatch to loft, double glazed window to front, door into -



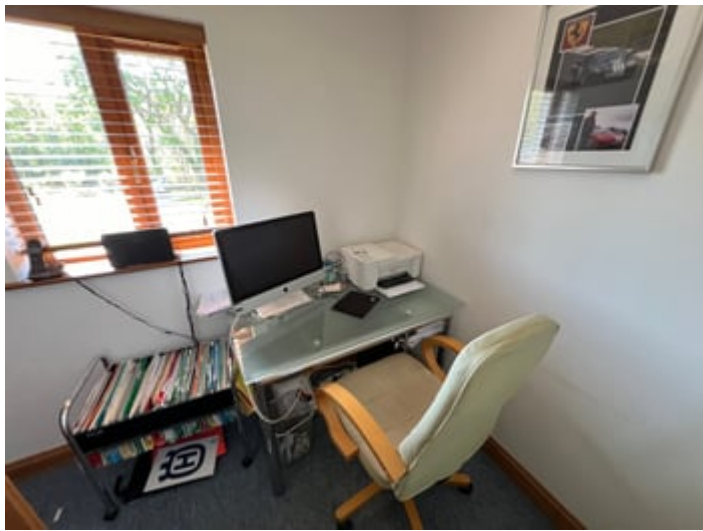
Double Bedroom 1

11' 7" x 20' 0" (3.53m x 6.10m) with double glazed window to front and rear, central heating radiator, fitted wardrobe and cupboard unit (please note this room was originally intended to be 2 rooms and therefore space for 2 double bedrooms already having a secondary doorway)



Office

6' 8" x 9' 7" (2.03m x 2.92m) double glazed window to rear, central heating radiator.



Front Double Bedroom 2

11' 3" x 9' 2" (3.43m x 2.79m) with double glazed window to front, central heating radiator.



Master Bedroom

16' 4" x 14' 3" (4.98m x 4.34m) with double glazed window to front, central heating radiator, walk in wardrobe housing hot water tank with shelves.



Main Bathroom

6' 8" x 7' 8" (2.03m x 2.34m) with 3 piece white suite comprising of a panelled bath with mains shower above, Gloss white vanity unit with inset wash hand basin, dual flush w.c. spot lights to ceiling, half tiled walls, tiled flooring, frosted window to rear, stainless steel heated towel rail, extractor fan.





En Suite

6' 3" x 5' 4" (1.91m x 1.63m) with an enclosed shower unit with mains shower above, pedestal wash hand basin, dual flush w.c. stainless steel heated towel rail, half tiled walls, spot lights, extractor fan, frosted window to rear.



EXTERNALLY

To the Front

A tarmac driveway with parking and turning space for several cars. Large lawned area with mature hedging to the front providing privacy. A driveway leads to -



Detached Double Garage

24' 3" x 18' 7" (7.39m x 5.66m) with electric up and over door, 2 double glazed windows to rear, glazed entrance door to side, low level flush w.c. pedestal wash hand basin.



Sheltered Hot Tub area

With Marquis 6 seater jacuzzi hot tub signature series - this is available subject to separate negotiation.



To the Rear

A great attraction of this property is its substantial garden and grounds which we believe is set in approximately 1/2 an acre which is certainly a rare fine in this sought after Georgian town. The garden is mostly laid to lawn with gravelled driveway intersecting the lawned area which leads to -





Dog Kennel/Log Store/Store Shed

20' 0" x 10' 0" (6.10m x 3.05m)



Large Workshop

Of insulated timber construction under a zinc roof with double doors split into 2 sections.



Timber Garage

13' 9" x 14' 0" (4.19m x 4.27m) with double doors to front, electric connected, concrete base.



Beyond the lawn area is a wild flower meadow leading to the river bank down to the river Aeron.



TENURE

The property is of Freehold Tenure.

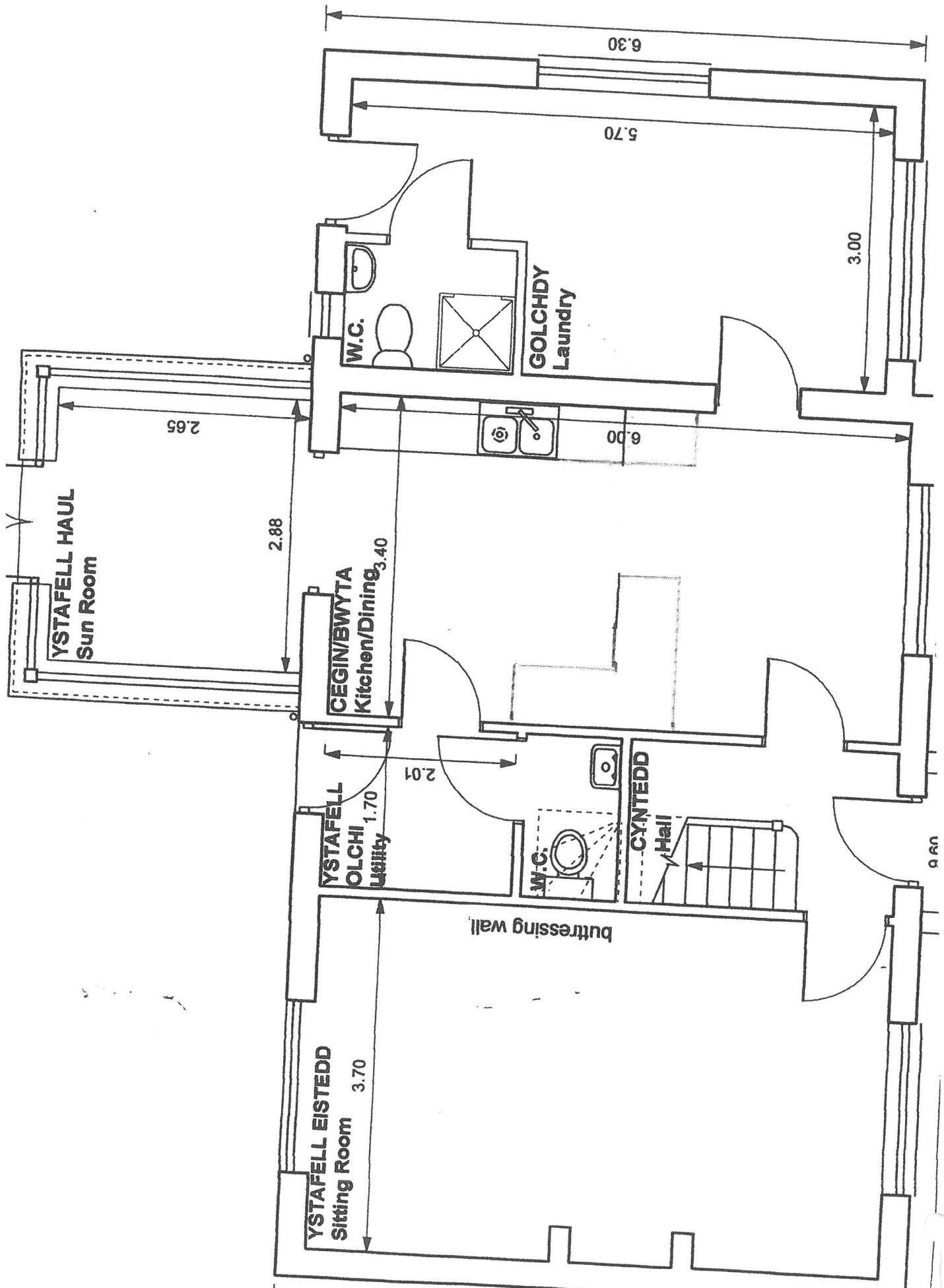
MONEY LAUNDERING

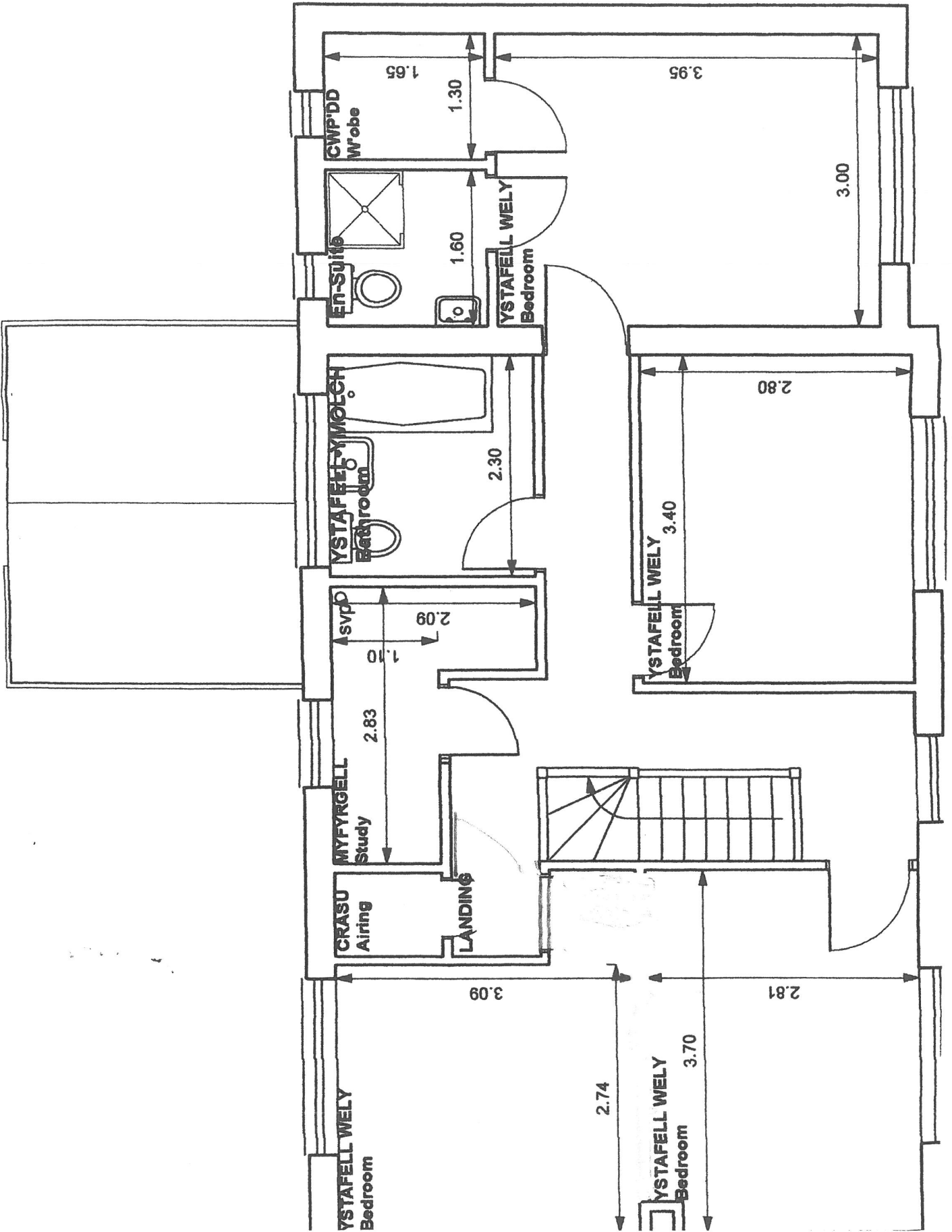
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

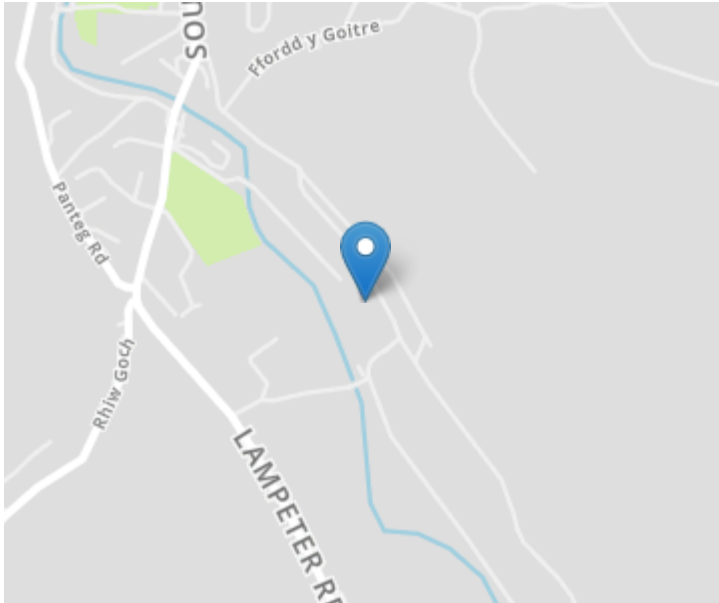
Services

We are advised that the property benefits from mains electricity and water. Oil Fired central heating. Private drainage to septic tank.

Council Tax Band F







Directions

From Morgan & Davies office proceed towards the town square, opposite Boots the chemist turn left, then immediately after the pelican crossing turn right up Alban Square to the T junction opposite The Feathers Royal Hotel. Turn right at junction then carry on for a few hundred yards and you will pass the Memorial Hall on your left hand side. Take the next left hand turning up hill after the third detached house up a tarmac lane (just before Cantre Mobility Centre). Follow this lane for a few hundred yards, passing a yellow detached house on the right hand side, proceed for a further 150 yards and you will see the property as the second property on the right hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	78	
(55-68) D		
(39-54) E		
(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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