

*Spacious 3 Bedroom Detached Dwelling. Aberaeron Town Centre. West Wales.*



Llys Hedd, Panteg Road, Aberaeron, Ceredigion. SA46 0EQ.

**£275,000**

**Ref R/3396/RD**

\*\* Spacious 3 Bedroom Detached Dwelling \*\* Private Parking \*\* Garage \*\* Great family home \*\* New Bathroom \*\* Private rear Garden with views over Aberaeron and Cardigan Bay \*\* Walking distance to town centre and amenities \*\* Quiet, sought after location \*\* A great opportunity for those searching for a Detached Dwelling within this favoured Georgian harbour town \*\*

The property is situated in Aberaeron with its good level of local facilities and services including primary and secondary schools, community health centre, playing fields, local cafes, bars and restaurants, traditional high street offerings, mini supermarket, post office, petrol station, places of worship and access to the All Wales Coastal Path. The university town of Aberystwyth is some 16 miles to the north with Lampeter being some 14 miles to the east.



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### Entrance Hallway

5' 4" x 10' 1" (1.63m x 3.07m) Accessed via uPVC glass panel door, solid hardwood flooring, side window, radiator, BT point, stairs to First Floor.



### WC

WC, single wash hand basin, side window.



### Lounge

11' 2" x 19' 9" (3.40m x 6.02m) Large family living room, 2 x windows to front allowing excellent natural light, 2 x radiator, hardwood flooring, TV point, BT point, multiple sockets. Connecting doors into:



### Kitchen

12' 8" x 19' 9" (3.86m x 6.02m) Oak effect base and wall units, Creda electric oven, washing machine and dishwasher connection points, Formica worktop, laminate flooring, 1½ stainless steel sink and drainer with mixer tap, tiled splashback, understairs cupboard, radiator, rear window to garden. Double glass doors into:



### Sun Lounge

9' 5" x 12' 6" (2.87m x 3.81m) With high level windows to all sides allowing excellent natural light, Perspex roof, side external door, wood effect vinyl flooring.



### Lean-To

From the kitchen a side external door leads to a side Lean-to with steps leading down into:

### Garage

16' 3" x 8' 11" (4.95m x 2.72m) With steel up and over door, electric socket, housing Worcester oil combi boiler.

### First Floor

#### Landing

With access to loft, radiator.



### Front Bedroom 1

11' 8" x 11' 5" (3.56m x 3.48m) Double Bedroom, window to front with views extending over the town, radiator, multiple sockets.



### Front Bedroom 2

11' 1" x 7' 9" (3.38m x 2.36m) Double Bedroom, radiator, multiple sockets, window to front with views extending over the town.



### Rear Bedroom 3

9' 3" x 12' 8" (2.82m x 3.86m) Double Bedroom, rear window with views over the Garden, multiple sockets, radiator. Side access door into:



## External

### To front

The property is approached from the adjoining county road into a shared tarmac driveway with front gravelled forecourt and side footpaths leading to main entrance and rear of dwelling.



## Dressing Room

7' 0" x 3' 8" (2.13m x 1.12m) Side window, electric socket.

## Bathroom

6' 9" x 8' 4" (2.06m x 2.54m) New white bathroom suite including panelled bath with shower over, WC, single wash hand basin, heated towel rail, side window, new panelling to walls, new carpet





### To rear

A raised patio area to the rear of the dwelling with ample space for seating and entertaining, bbq and planting areas. leading to a raised garden area laid to lawn. The elevated garden enjoys a wonderful aspect over Aberaeron town towards the Cardigan Bay coastline.

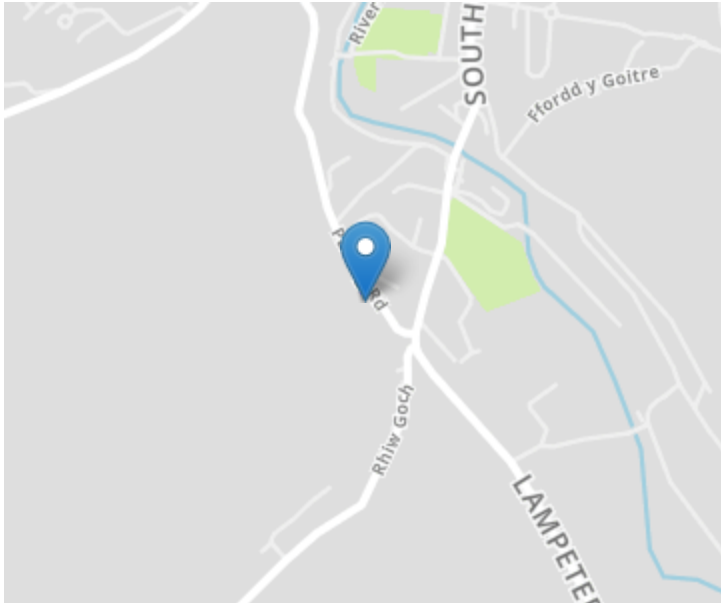
STEEL GARDEN SHED 12'2" x 9'4" - with concrete slab base, electric connection



### Services

We are advised the property benefits from mains water, electricity and drainage. Oil central heating.


Council Tax Band E - Ceredigion County Council



### Directions

From Morgan and Davies proceed from Market Street onto Bridge Street bearing left on the A487 taking the 1st immediate right hand turning onto Alban Square and continue to the junction with the Feathers Hotel. Take the right hand exit and continue along this road for ½ mile over the bridge passing the community health centre on your left hand side and the hockey fields. Continue up Vicarage Hill turning right onto Panteg Road. Proceed for approximately 100 yards and the property is located on the left hand side as identified by the Agents For Sale Board.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(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 	

For further information or to arrange a viewing on this property please contact :

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