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*Refurbished 3 Bedroom Dwelling. Ciliau Aeron, Nr. Aberaeron/Lampeter. West Wales.*



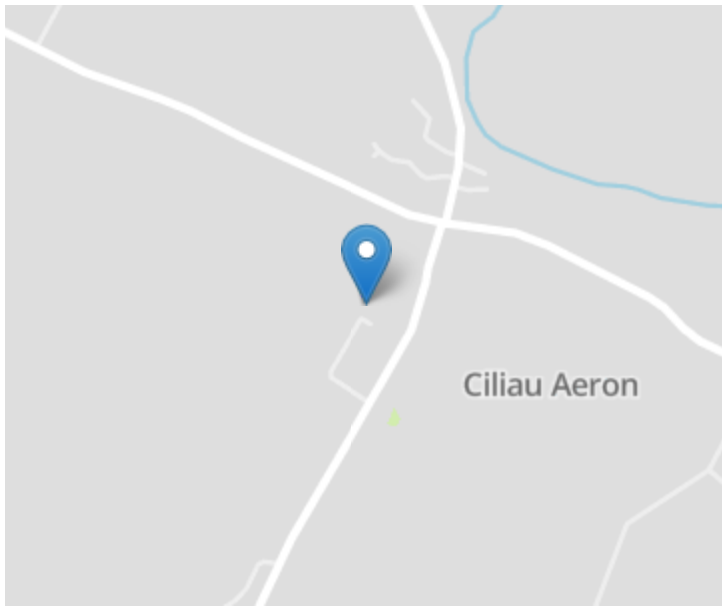
**15 Parcyrhydd, Ciliau Aeron, Nr Aberaeron, Ceredigion. SA48 7SF.**

**R/3419/RD**

**£199,500**

**\*\* Refurbished 3 Bedroom dwelling \*\* Attention 1st Buyers \*\* Attention Investors \*\* New Kitchen \*\* New Flooring \*\* Recently redecorated \*\* Part new windows \*\* New rear patio \*\* Central village location \*\* 10 minutes drive to Aberaeron \*\* 15 minutes drive Lampeter \*\* Countryside views\*\* Bus route\*\* A GREAT OPPORTUNITY FOR THOSE SEEKING TO GET ON THE PROPERTY LADDER \*\***

The property is situated within the popular village of Ciliau Aeron along the A482 Aberaeron to Lampeter road. The village offers an excellent and well renowned local primary school, active village hall, public house and hotel and places of worship. The Georgian Harbour town of Aberaeron nearby offers secondary school, community health centre, good cafes, bars and restaurants and traditional high street offerings.



## GROUND FLOOR

### Entrance Hallway

6' 9" x 8' 6" (2.06m x 2.59m) via new uPVC glass panel door and side window, new wood effect flooring, radiator, understairs storage cupboard.



### Dining Room

14' 11" x 11' 3" (4.55m x 3.43m) Window to front, radiator, multiple sockets, BT point, wood effect flooring. Open plan into:



### Lounge

11' 3" x 12' 5" (3.43m x 3.78m) with feature stone fire surround on tiled hearth and electric fire, radiator, wood effect flooring, rear window to Garden, door into:



### Kitchen

12' 0" x 7' 7" (3.66m x 2.31m) which is also accessed from the main hallway. New dove grey modern range of base and wall units, wood effect worktop, Lamona electric oven and grill, Lamona electric hobs with extractor over, stainless steel sink and drainer with mixer tap, washing machine connection point, dual aspect windows and external door to garden, tiled splashback.



## FIRST FLOOR

### Landing

6' 8" x 9' 5" (2.03m x 2.87m) With side window, access to loft, oak effect flooring.



### Bathroom

5' 5" x 6' 9" (1.65m x 2.06m) White bathroom suite including panelled bath with shower over, WC, single wash hand basin, radiator, window to Garden.



### Rear Bedroom 1



11' 2" x 13' 4" (3.40m x 4.06m) Double Bedroom, window to rear enjoying countryside views and overlooking the village, radiator, airing cupboard.

### Front Bedroom 2

13' 5" x 11' 5" (4.09m x 3.48m) Double Bedroom, oak effect flooring, radiator, multiple sockets, window to front.



### Front Bedroom 3



8' 11" x 8' 5" (2.72m x 2.57m) Single Bedroom, window to front, oak effect flooring, electric socket.

### EXTERNALLY

#### To Front

The property enjoys parking a communal forecourt and footpath access to a side area laid to lawn and new pathways leading onto the rear garden and:



### Outbuilding & Boiler Room

9' 9" x 11' 3" (2.97m x 3.43m) With new windows and doors providing access to a useful external storage area with tiled flooring, access into

Boiler room 9' 9" x 4' 9" (2.97m x 1.45m) with Firebird oil boiler.

We believe that the property has potential to link into this building providing additional accommodation (stc).



#### To Rear

Side footpaths leading onto a new rear patio area overlooking the adjoining fields. Lower garden area laid to lawn.



## Directions

From Aberaeron proceed south east on the A482 Lampeter road as far as the village of Ciliau Aeron. At Ciliau Aeron alongside the school turn right onto the B4339 Dihewyd road. Proceed to the top of the hill and you will see the village hall on the left hand side and the entrance to Parcyrhydd on the right hand side. If you enter into the estate and follow the road around to the right you will see the property immediately in front of you.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	