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Glascoed Ciliau Aeron, Lampeter, Ceredigion, SA48 8DL

Asking Price £295,000

Delightfully situated nestling in the lower reaches of the Aeron valley in attractive semi rural surroundings, off a quiet country lane, yet only some 3 miles from the Georgian harbour and market town of Aberaeron.

A detached 3 bedroom bungalow offering comfortable well appointed accommodation with the benefit of LPG gas central heating, Upvc double glazing together with attractive gardens, off road parking and useful detached garage / workshop of cavity construction with attractive views over the Aeron valley.

Location

Delightfully situated nestling in the lower reaches of the Aeron valley in attractive semi rural surroundings off a quiet country lane, yet only 1 mile from the village of Ciliau Aeron with primary school and some 3 miles from Aberaeron offering a good range of every day facilities being a fashionable destination town on this popular West Wales coastline.

Description



An attractive property built in 1970 of traditional construction offering well appointed accommodation with the benefit of LPG gas fired central heating and oak effect Upvc double glazing. the property provides the following;

Front Entrance Door

Leading to reception vestibule.

Hallway



Radiator

Living Room

12'10 x 11'2 (3.91m x 3.40m)



With feature fireplace having recessed multi fuel stove with oak mantel on a slate hearth, rear window.

Dining Room

10'5 x 10'5 (3.18m x 3.18m)



Radiator, front window. Arch way leading to;

Kitchen

11'3 x 6'8 (3.43m x 2.03m)



With range of oak fronted kitchen units at base and wall level incorporating electric oven and hob with extractor fan over integrated under counter fridge, single drainer sink unit, rear door to;

Utility Room

7'2 x 6'2 (2.18m x 1.88m)



With base unit and single drainer sink unit, radiator, plumbing for automatic washing machine, wall mounted LPG gas fired boiler replaced in 2020. Rear entrance door.

Inner Hallway



Access to airing cupboard with radiator.

Bathroom



Being fully tiled with contour shaped bath having shower unit over with fitted shower screen, wash hand basin, toilet, heated towel rail.

Rear Bedroom 1

11'2 x 9'10 (3.40m x 3.00m)



Radiator.

Front Bedroom 2

11'7 x 10'6 (3.53m x 3.20m)



Radiator.

Front Bedroom 3

9'8 x 6'10 (2.95m x 2.08m)



Radiator.

Externally



The property is attractively located in rural surroundings, with an attractive outlook over open fields. The property has a useful detached garage / workshop. Also a small shed which has electricity and water which would be useful storage for garden tools and equipment. Front enclosed lawn garden, off road parking, rear garden area with raised vegetable garden, aluminium green house, paved patio area. The whole enjoying an attractive outlook.

Detached Garage/ Workshop

25' 13'7 overall (7.62m 4.14m overall)



Of cavity construction with toilet and Upvc window, loft over, with the potential to be used as a home office

Services

We are informed the property benefits from connection to mains water, mains electricity, private drainage, fibre broadband available, LPG gas central heating with replacement Worcestershire Bosh boiler in 2019 with 10 year warranty.

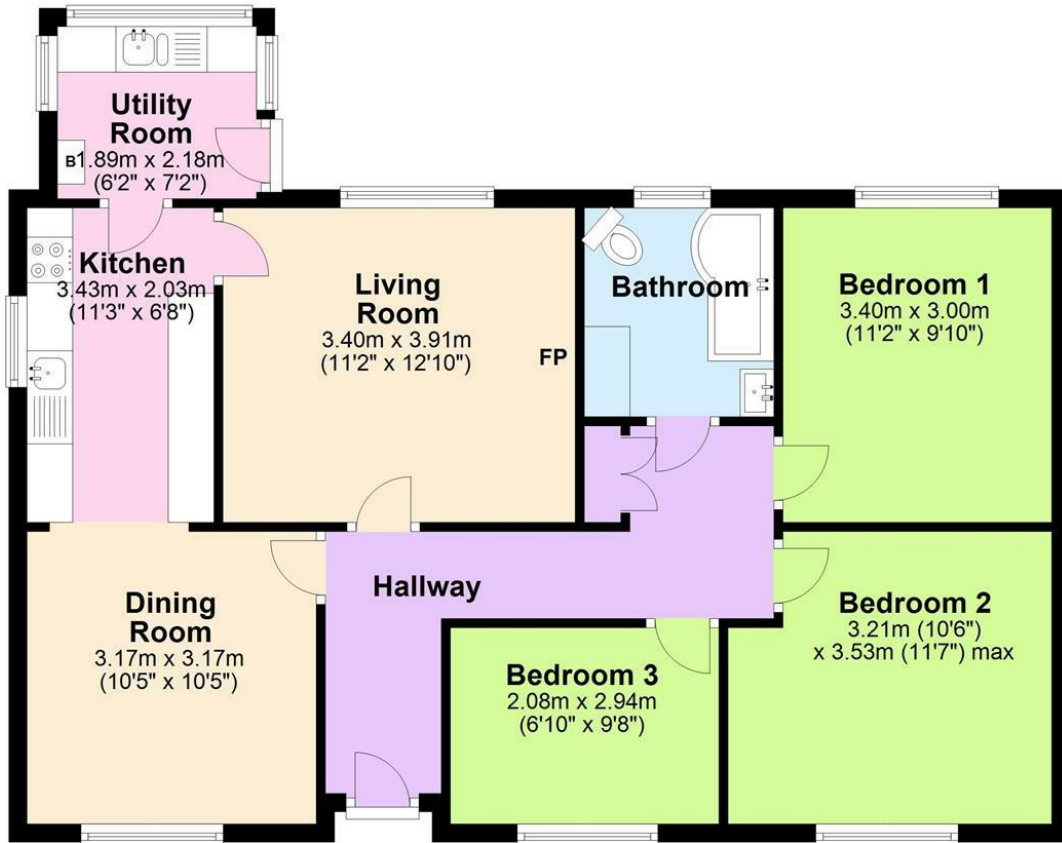
Direction



From Aberaeron take the A482 Lampeter road, continue to the village of Ciliau Aeron taking turning left on the square and continue over the bridge taking the next left hand turning sign posted Aberarth, continue for approximately 0.5 of a mile and the property can be found on the left hand side as identified by the agents For Sale board.

Ground Floor

Approx. 74.3 sq. metres (799.6 sq. feet)



Total area: approx. 74.3 sq. metres (799.6 sq. feet)

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

Glascoed, Ciliau Aeron



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	72
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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