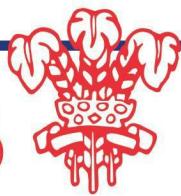


# EVANS BROS.

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**Y Bwthyn, 4, Yr Hen Ysgol Aberarth, Aberarth, Aberaeron, Ceredigion, SA46 0LP**

**Asking Price £280,000**

A delightfully situated detached coastal bungalow offering deceptively spacious 2 bedroomed accommodation with attractive, yet easy to maintain gardens within a stones throw of the coast at the pretty village of Aberarth, only 1 mile from Aberaeron. This recently redecorated property offers attractive accommodation with oil fired heating and really is in a nicely tucked away location.

## Location

Attractively situated off a no through road that leads to the coastal path and the shingle beach in Aberarth, this property is nicely tucked away yet only a mile or so from the destination town of Aberaeron which can be reached by the level coastal path. Aberaeron is renowned for its restaurants, bars, hotels and shops being a busy town with a good range of facilities and also being some 15 miles south of the larger town of Aberystwyth.

## Description



A well presented property with many attractive features including large living room with Lpg fired type wood-burner, well equipped kitchen and bathroom and recently redecorated and in our opinion a turn key property ready for immediate occupation.

## Entrance Hallway

Via a composite door to a welcoming hallway leading to the bedrooms, bathroom and living room and a feature window looking into the kitchen area.

## Living Room

22'2 x 12'2 (max) (6.76m x 3.71m (max))



A lovely large room with a central fireplace housing an LPG wood burner type fire on a slate hearth with contrasting chimney breast.

## Kitchen / Dining Room

14'1 x 15'5 (max) (4.29m x 4.70m (max))



Again a large room with a lovely range of modern kitchen units having granite coloured work surfaces, breakfast bar and fitted appliances including an oven, hob and extractor, rear door to covered patio

## Bedroom 1

14'1 x 9'7 (4.29m x 2.92m)



A good sized room with rear window and timber effect flooring.

## Bathroom

5'6 x 9'7 (1.68m x 2.92m)



A lovely room with a a colourful mosaic styled tiled floor, bath with screen and shower over, vanity unit with wash basin inset and toilet.

## Bedroom 2

10'5 x 9'7 (3.18m x 2.92m)



A front room, with fitted cupboards and study area.

## Externally



One of the main features of this property are the attractive yet easy to maintain gardens which in our opinion are one of the main features of the property. Stocked with many attractive plants and shrubs reflective of its coastal position.

## Front Garden



The property is approached with a gated entrance to a front driveway providing off road parking, easy to maintain grounds and a summer house.

## Rear Garden



An attractive and sheltered garden yet being easy to maintain with an initial covered patio area for those "al fresco" evenings, this leads on with slate scree paths to a lovely well stocked garden area, with shrub and flower borders.

### Services

We are advised that it has Oil fired central heating, is connected to mains water, mains drainage and mains electricity.

### Council Tax

Ceredigion CC Tax Band E for 2025/2026 £2,775.

## Ground Floor

Approx. 72.5 sq. metres (780.7 sq. feet)

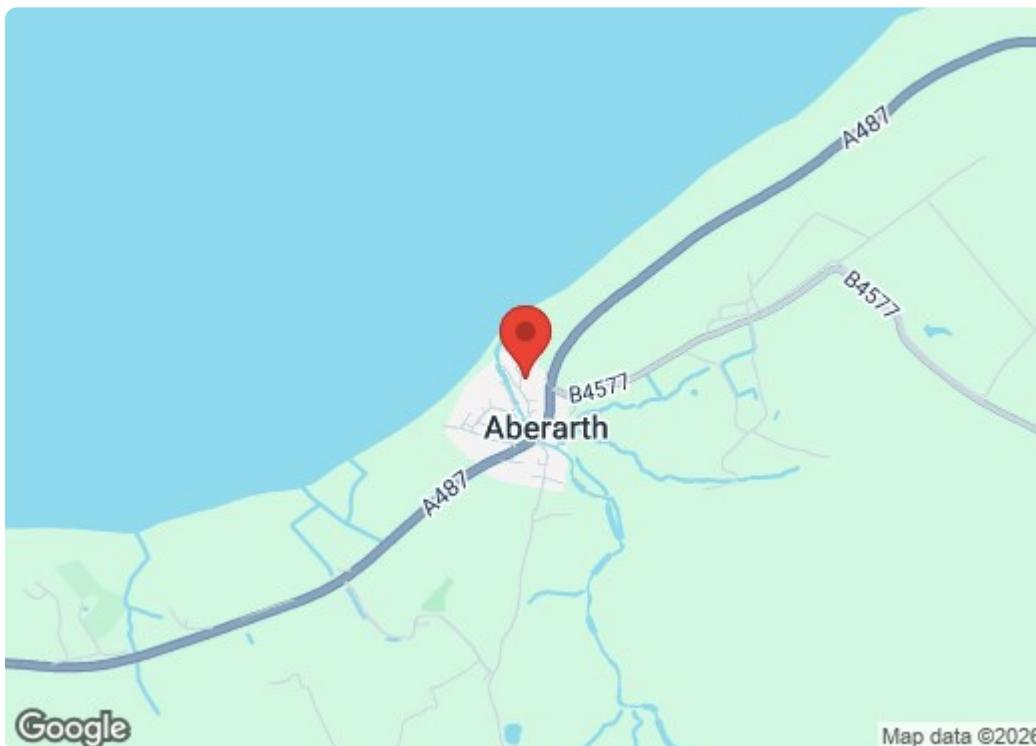


Total area: approx. 72.5 sq. metres (780.7 sq. feet)

The Floor plans are for guidance only.

Plan produced using PlanUp.

## Y Bwthyn, 4 Yr Hen Ysgol, Aberarth, ABERAERON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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