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**Brynaeron Dolheulog, Aberaeron, Ceredigion, SA46 0FP**

**Asking Price £224,000**

Tucked away in a pretty location in Aberaeron, this delightful detached cottage offers the perfect blend of comfort and convenience. With 3 bedrooms and a lovely kitchen-diner for entertaining, this property is ideal for families or those seeking a peaceful retreat. Brynaeron is set in a picturesque riverside location, providing a serene backdrop while being just a short, level walk from the vibrant town centre of Aberaeron. The gardens surrounding the cottage are both attractive and easy to maintain, allowing you to enjoy the beauty of the outdoors without the burden of extensive upkeep.

Inside, the cottage is equipped with uPVC double glazing, oil-fired heating and is complemented by a charming wood burner. This property is not only a lovely home but also an affordable opportunity, as it is being sold for 70% of its open market value under the Ceredigion County Council guidance. This makes it an excellent choice for first-time buyers.

## Description



A detached cottage offering deceptively spacious refurbished 3 bedroomed accommodation with the benefit of uPVC double glazing, oil fired central heating and private off-road parking. The accommodation provides more particularly the following:

**UPVC Entrance door to:**

**Hallway**

With radiator.

**Kitchen-diner**

18'6" x 12'2" + recess (5.64m x 3.71m + recess )



With an attractive range of kitchen units at base and wall level incorporating oven, hob with extractor fan over, 1.5 bowl sink unit, plumbing and space for automatic washing machine, tumble dryer and dishwasher, radiator and built in pantry cupboard. With rear entrance door to garden.



**Living room**

15'2 x 9'5 (4.62m x 2.87m)



A cosy room with the Jotul wood burner set on a slate hearth, radiator, front and rear windows.

**First floor**

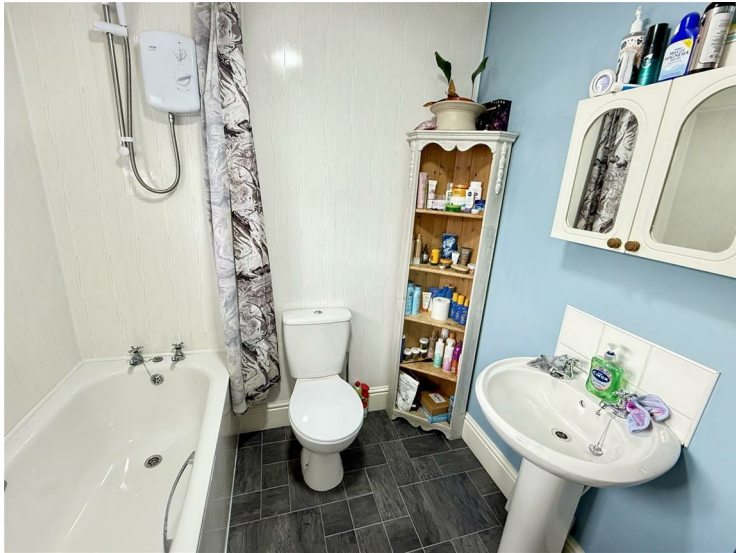
## Landing



With rear window, access to airing cupboard with copper cylinder.

## Bathroom

7'4 x 6'8 (2.24m x 2.03m)



With a bath having shower unit over with panelled surrounds, toilet, wash handbasin, storage cupboard and heated towel rail.

## Bedroom 1

15'10 x 9'9 (4.83m x 2.97m)



Front and rear windows, built in wardrobe and radiator.

## Bedroom 2

12'8 x 7'8 (3.86m x 2.34m)



With radiator and front window.

## Bedroom 3

9'7 x 8'8 (2.92m x 2.64m)



With radiator.

## Externally



<https://www.ceredigion.gov.uk/resident/planning-building-control-and-sustainable-drainage-body-sab/planning-building-control/affordable-housing-scheme-discount-for-sale-properties/>

Brynaeron is a detached property having a gated entrance leading to a driveway with off road parking, delightful cottage styled gardens and grounds with external workshop and attractive flower and shrub borders. The whole combining to provide an attractive detached cottage in a private setting yet within the convenience of Aberaeron.

## Services



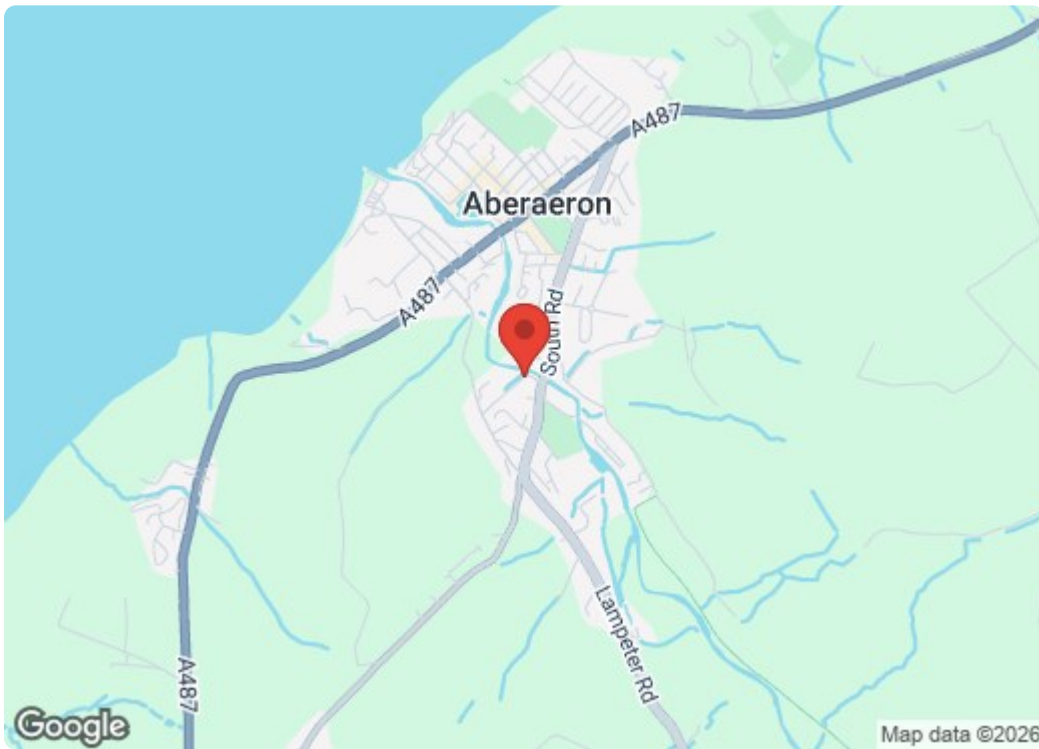
We are informed that the property is connected to mains water, mains electricity, mains drainage and oil fired central heating with broadband connected.

## Directions

The property is best approached by taking the Lampeter road out of Aberaeron passing the memorial hall, continuing up to the mini roundabout, turning right on to Panteg Road. Continue along here taking the right hand turning in to Dolheulog lane, and the entrance can be found at the bottom of the hill on the right hand side.

## Please Note

This property is subject to a Section 106 Affordable Homes Scheme. For further details, please contact the agents or see the following website:



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
		<b>75</b>
	<b>55</b>	
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		



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