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**1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS**

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**Glyn Rhosyn Aberarth, Aberaeron, Ceredigion, SA46 0LA**

**Offers In The Region Of £399,950**

A substantial country bungalow offering commodious 3/4 bedroomed accommodation, set in extensive gardens and grounds of approximately 1/2 an acre. Attractive rural location yet only approximately 1 mile inland from the Ceredigion Heritage Coastline and close to the Georgian destination town of Aberaeron.



## Location

Attractively located off a quiet road approximately 1 mile inland from the coast and some 2 miles from the destination harbour town of Aberaeron, the property is also convenient to Aberystwyth to the north.

## Description



A substantial country bungalow having large rooms, deserving of some cosmetic refurbishment and modernisation but being an excellent footprint and having the benefit of LPG gas fired central heating and uPVC double glazing. The property is light and airy, having large windows and patio doors, these having roller shutter screens. The property which is of traditional construction, offers the following accommodation:

### Front Recessed uPVC Entrance Door

Leading to

### Hallway

9'5 x 8'4 (2.87m x 2.54m)



### Study / Bedroom 4

7'8 x 6'5 (2.34m x 1.96m)

Radiator and front window.

## Living Room

23'1 x 17'9 (7.04m x 5.41m)



A lovely large room, with large picture windows to front and rear and having patio doors with electric roller shutters to side. Leading to the conservatory with a reconstructed stone fireplace with LPG coal effect fire inset (not tested), 2 radiators.

## Conservatory



## Kitchen / Dining Room

16'4 x 10'10 (4.98m x 3.30m)



With base and wall units incorporating ceramic sink unit, LPG



hob, fitted double oven, space for dishwasher, radiator and pantry cupboard.

### Rear Utility Room

10'10 x 10'9 max (3.30m x 3.28m max)

Having single drainage sink unit, wall mounted gas fired boiler and door to rear uPVC porch.

### Inner Hallway

With large built-in airing cupboard with copper cylinder. Access to the loft.

### Master Bedroom

21'1 x 16'3 overall (6.43m x 4.95m overall)



Having fitted wardrobes, double aspect windows, rear patio door with electric roller blind and 3 radiators.

### En-suite Shower Room



With 3 piece suite comprising toilet, wash handbasin and shower.

### Main Bathroom

9'10 x 8'9 (3.00m x 2.67m)



Having bath with shower over, toilet, wash handbasin, heated towel rail and half tiled walls.

### Bedroom 2

16'6 x 9'8 (5.03m x 2.95m)



Radiator, front window, fitted wardrobes and built-in dressing table with draws.

### Bedroom 3

10'8 x 7'8 (3.25m x 2.34m)

Front window.



## Externally



A feature of this property is the extensive plot of approximately .05 acres, being privately screened behind an evergreen hedge. The property is approached by a gated side driveway leading to the detached garage, greenhouse and extensive grassed and garden areas which would benefit from re-establishment, and backing onto open fields.

### Detached Garage



With electric operated up and over door.

## Services



We are informed the property benefits from connection to mains water, mains electricity, private drainage, LPG gas fired central heating.

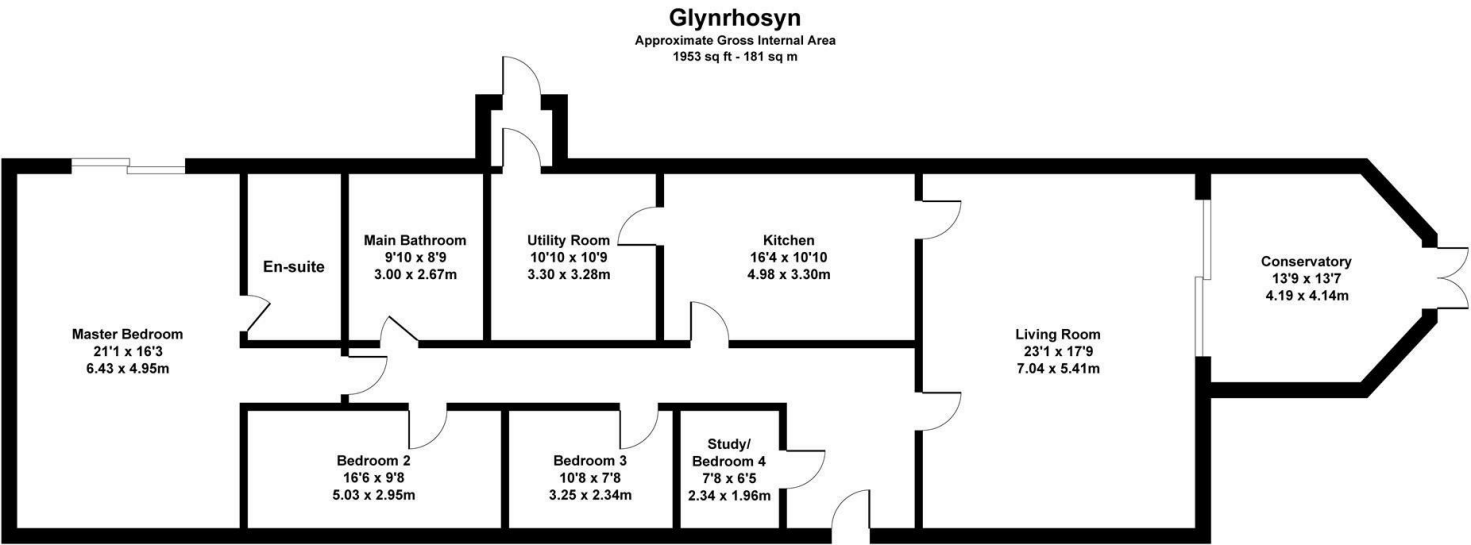
### Directions

From Aberaeron take the A487 North. Continue out of the town, after passing the first layby take the next Right hand turning. Continue up past the church at Llandewi Aberarth to a T junction, turning Right again. Continue on this road for approximately 1/2 a mile and the property can be found on the Right hand side, as identified by the agents For Sale board. What3words pots.ratty.servicing

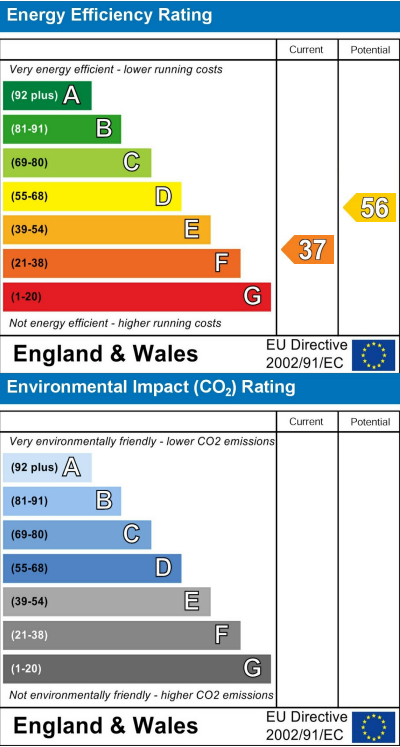
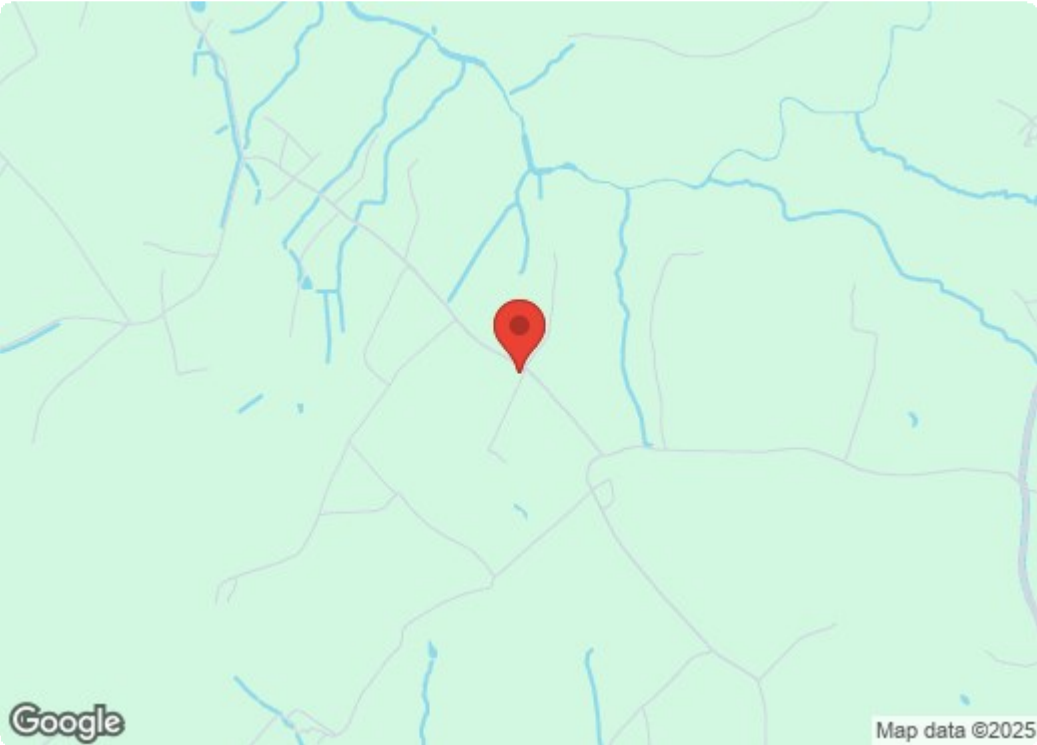
### Council Tax Band F



We understand the property is Council Tax Band F and the Council Tax payable for 2025 / 2026 financial year is £3,280.



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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