EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS
Established in 1895
www.evansbros.co.uk
OnTheMarket.com
1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS
Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk

## Bryntirion Lower Regent Street, Aberaeron, Ceredigion, SA46 0HZ

## Guide Price £300,000

Nestled in the heart of Aberaeron, overlooking the playing fields and close to North Beach, this detached bungalow presents a rare opportunity for those seeking a convenient home in Aberaeron.

While the property is in need of some modernisation, it holds great potential for those wishing to put their personal touch on their new home. The bungalow offers deceptively spacious 3 bedroomed accommodation equipped with oil-fired central heating and UPVC double glazing. The easy-to-maintain grounds offer a pleasant outdoor space, perfect for enjoying the fresh sea air.

Additionally, the property includes a garage and driveway providing valuable off road parking.

Situated within level walking distance to local shops, this bungalow is ideally located for those who appreciate the convenience of the nearby amenities offered in this popular, coastal town.

** CHAIN FREE **

## Location

The property is attractively located on the level, overlooking the playing fields and within a stone's throw of North Beach within the Georgian harbour town of Aberaeron, renowned for its destination cafe's, bars, shops and restaurants. Aberaeron also offers a range of local amenities such as primary and secondary schooling together with an integrated health centre and the Ceredigion County Council local authority offices.

## Description

A detached bungalow residence of traditional construction with the benefit of oil-fired central heating and uPVC double glazing. The property would benefit from sympathetic modernisation to the purchaser's specification. Rarely do opportunities such as this become available in Aberaeron.
The property provides the following accommodation:

## Front Entrance Door

to:

## Hallway

With radiator.

## Kitchen

15 x 9'3 (4.57m x 2.82m)

With a range of kitchen units at base and wall level incorporating a single drainer sink unit, electric oven with LPG hob and extractor hood over, space for fridge and washing machine, with radiator and front window overlooking the playing fields.

## Living Room

19 x 11'5 (5.79m x 3.48m)

A large room with central fireplace having a gas coal effect inset, radiator and front window overlooking the playing fields.

## Inner Hall

With access to storage cupboard.

## Shower Room
9'3 x 8 (2.82m x 2.44m)

With contemporary tiled walls, having double sized shower enclosure, toilet, wash hand basin, two heated towel rails and side window.

## Bedroom 1
11 x 10'6 (3.35m x 3.20m)

With built-in cupboard, radiator and rear window.

## Bedroom 2
10'11 x 8'5 (3.33m x 2.57m)

With built-in cupboard, radiator and rear window.

## Bedroom 3
8 x 8 (2.44m x 2.44m)

With radiator and side window.

## Externally

The property has a side driveway leading to an attached single garage. One of the benefits of this property is the easy to maintain grounds with front and rear patio area overlooking the playing fields and towards the coastline.

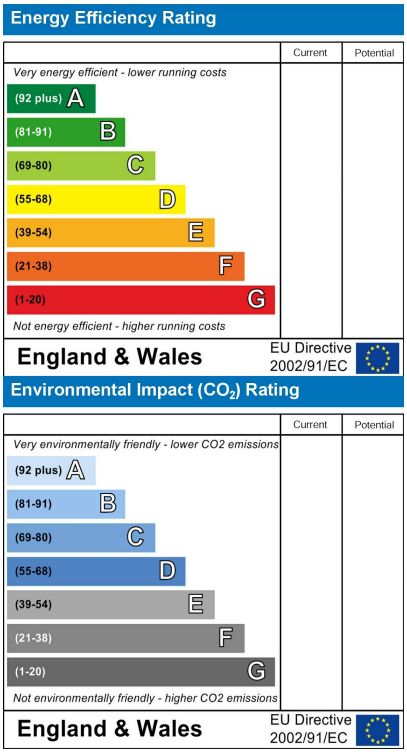
## Garage

## Services

We are informed the the property benefits from mains water, mains electricity and mains drainage with oil-fired central heating and uPVC double glazing.

## Council Tax Band E

Council Tax Band E with amount payable for 2025/2026 being £2821




EVANS BROS.

**39 HIGH STREET, LAMPETER, CEREDIGION, SA48 7BB**
**Tel: (01570) 422395**

EVANS BROS.

**MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE**
**Tel: (01570) 480444**

EVANS BROS.

**5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA31 1PG**
**Tel: (01267) 236611**

*Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,*