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**15 Parcyrhydd, Ciliau Aeron, SA48 7SF**

**Asking Price £180,000**

Nestled in the popular village of Ciliau Aeron, this delightful 3 bedroom semi-detached house offers a perfect blend of comfort and countryside living, boasting two reception rooms, three well-proportioned bedrooms, a newly fitted kitchen and private rear garden with countryside views.

Situated in a good location, this home benefits from the peaceful surroundings of the countryside while still being within easy reach of local amenities and being just a 10 minute drive to the town of Aberaeron.

\* A perfect opportunity for first time buyers or investors \*

## Location



This property is located within the popular village of Ciliau Aeron in the lower reaches of the Aeron valley. The property is within easy reach of the coastal harbour town of Aberaeron with a lively selection of bars, restaurants, hotels and shops with many employment opportunities including at the local authority head offices, in the primary and secondary schools and in the integrated health centre.

The property is also convenient to the traditional Teifi valley market town of Lampeter and the larger town of Aberystwyth to the north which is the main shopping town of the area with a good range of retail outlets including Marks & Spencer, Tesco, Morrisons, Next etc. It is also home to Aberystwyth University, Bronglais general hospital and train station.

The property provides the following accommodation:

## Entrance Hallway

6'9 x 8'6 (2.06m x 2.59m)



Approached via a new uPVC glass panelled door with radiator, new oak effect flooring and understairs storage cupboard.

## Dining room

14'11 x 11'3 (4.55m x 3.43m)



With radiator, window to front, and wood effect flooring. Opening into:

## Lounge

11'3 x 12'5 (3.43m x 3.78m)



With wood effect flooring, feature stone fire surround with electric fire on a tiled hearth, radiator and rear window. Door to:

## Kitchen

12'0 x 7'7 (3.66m x 2.31m)



Recently renovated with modern units at base and wall level incorporating a sink unit with mixer tap, integrated oven with extractor hood over, plumbing and space for washing machine, with dual aspect windows and external door to rear garden.

## First floor

### Landing



With access to loft, side window and oak effect flooring.

## Bathroom

5'5 x 6'9 (1.65m x 2.06m)



With panelled bath having shower unit over, toilet, wash hand basin, radiator and rear window.

## Rear Bedroom 1

11'2 x 13'4 (3.40m x 4.06m)



With airing cupboard, radiator and window to rear overlooking the garden.

## Front Bedroom 2

13'5 x 11'5 (4.09m x 3.48m)

With window to front, radiator and oak effect flooring.

### Front Bedroom 3

8'11 x 8'5 (2.72m x 2.57m)



With radiator, window to front and Oak effect flooring.

### Externally



To the front of the property is a useful communal parking area, a grassed forecourt behind the gated entrance, and a path leading along the side of the property to the rear garden. To the rear of the property is an outbuilding housing the oil-fired boiler with the lower garden area being laid to lawn and a pleasant patio area overlooking the fields.

### Outbuilding

9'9 x 11'3 (2.97m x 3.43m)



A useful external storage area with new doors and windows, tiled flooring. With access to boiler room housing the oil-fired boiler.

### Services



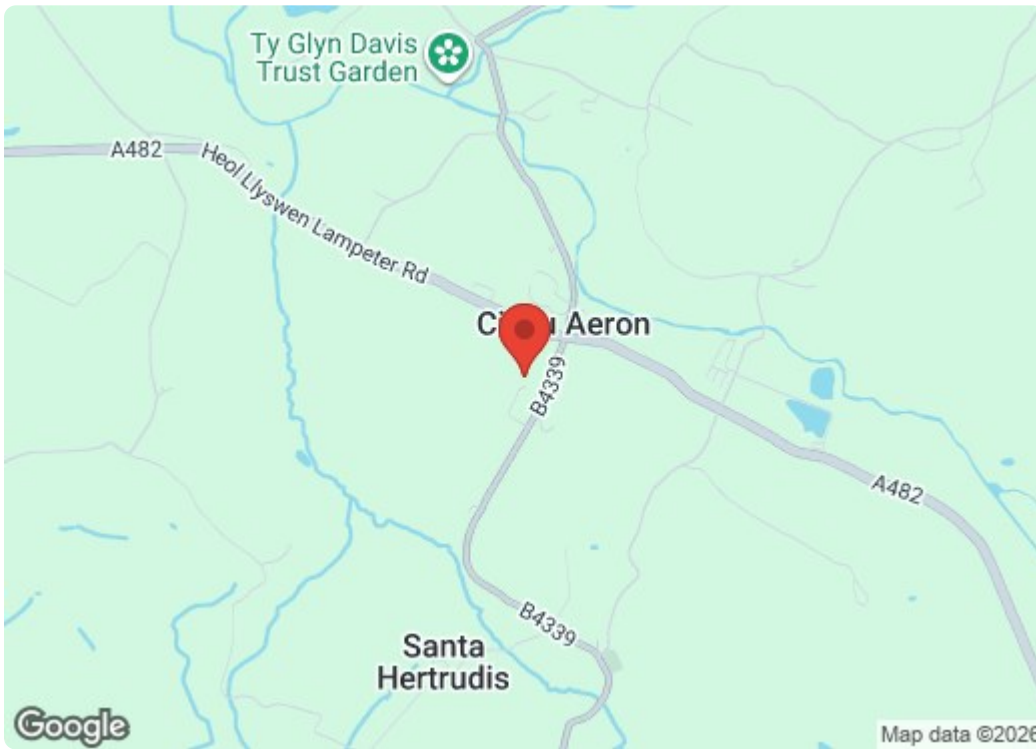
We understand that the property is connected to mains water, mains electricity and mains drainage with the benefit of oil fired central heating.

### Council Tax Band C

We are informed the amount payable per annum is £2009.

### Directions

From Aberaeron take the A482 Lampeter road to the village of Ciliau Aeron, turning right alongside the school onto the B4339 Dihewyd road. Proceed to the top of the hill where the village hall is on the left hand side and the entrance to Parcyrhydd is on the right hand side. Upon entering the estate, follow the road around to the right where you will see the property immediately in front of you as identified by the agent's For Sale board.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
		<b>79</b>
	<b>59</b>	
<b>England &amp; Wales</b> 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) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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