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1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

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Gwynfaes, 4 Berllan Deg, Aberaeron, Ceredigion, SA46 0EH

Asking Price £259,950

A well positioned house just on the outskirts of Aberaeron, offering comfortably sized 3 bedroomed accommodation with the benefit of oil fired central heating and double glazing, together with easy to maintain grounds and off lying garage. Well positioned on the level just on the outskirts of Aberaeron close to a bus stop and the integrated health centre and within walking distance of all amenities offered within the town.

Description



A well positioned house just on the outskirts of Aberaeron, offering comfortably sized 3 bedroomed accommodation with the benefit of oil fired central heating and double glazing, together with a easy to maintain grounds and off lying garage.

Reception/hall

Access to large understairs storage cupboard.

Living room

15'7 x 10'3 (4.75m x 3.12m)



With front window, radiator and fireplace with open flue.

Rear recessed / study area

6'3 x 4'3 (1.91m x 1.30m)



An open plan area off the living room leading to the dining room. This could make an ideal study area with radiator.

Dining room

10'5 x 7'2 (3.18m x 2.18m)



With radiator, rear window and access to the kitchen.

Kitchen

10'6 x 8 (3.20m x 2.44m)



With fitted kitchen units at base and wall level incorporating fitted cooker and hob with extractor hood over, 1 & 1/2 bowl sink unit and window overlooking the garden.

Utility room

10 x 8'1 (overall) (3.05m x 2.46m (overall))

With base units incorporating oil fired central heating boiler and plumbing for washing machine, tiled floor, door to cloakroom and rear door to garden.

Cloak room



With W.C. and wash handbasin.

FIRST FLOOR

1/2 landing

Radiator.

Main Landing



With access to airing cupboard, being shelved, and access to partly boarded loft via drop down ladder.

Front bedroom 1

15'7 x 10'4 (4.75m x 3.15m)



With front window, radiator and large built in wardrobes.

Rear bedroom 2

10'4" x 8'77 (3.15m x 2.44m)



With radiator, built in wardrobes and rear window.

Bedroom 3

10 x 8'5 (3.05m x 2.57m)



With rear window and radiator.

Bathroom



Having a bath with shower unit over, wash handbasin, toilet, radiator and part tiled walls.

Externally



A block paved driveway with off road parking and easy to maintain rear grounds being paved.

Off lying garage

20'9 x 9'6 (6.32m x 2.90m)



Having an up and over door.

Services



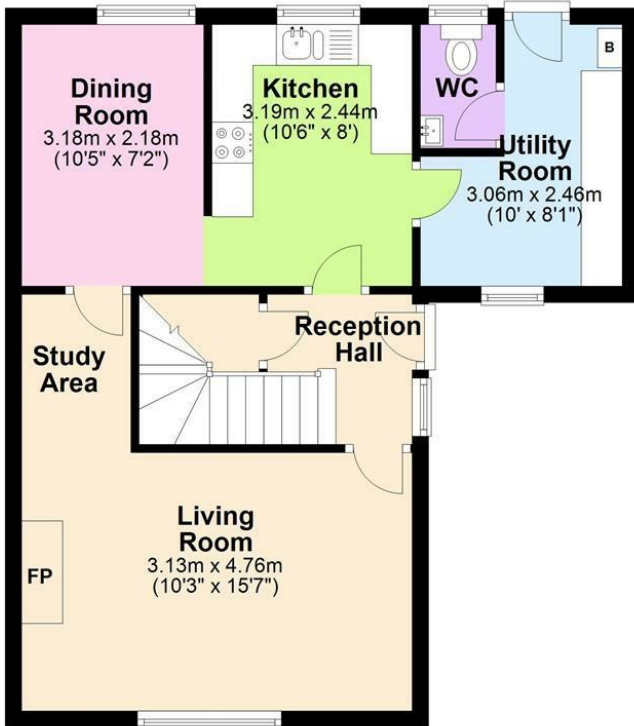
We are informed this property is connected to main water, mains electricity, mains drainage, oil fired central heating.

Council Tax - D

We are informed that the amount payable for 2025/26 is £2,308..

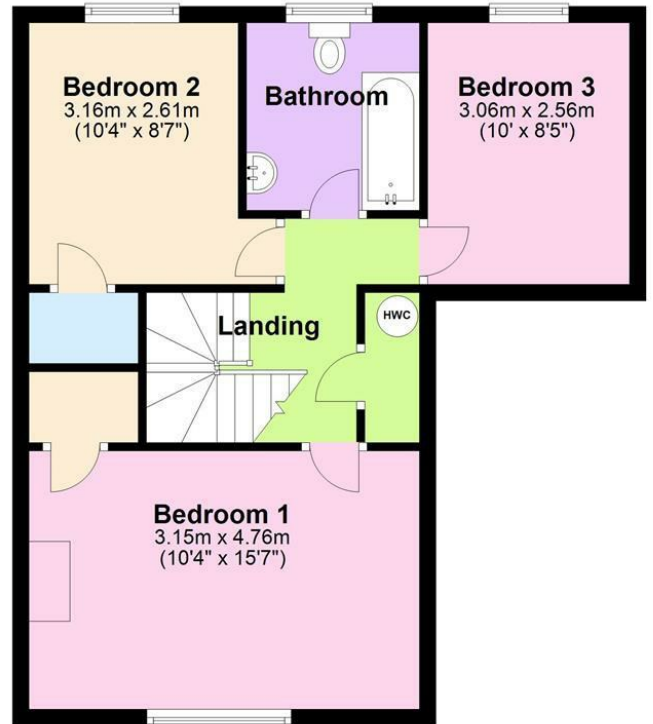
Ground Floor

Approx. 47.9 sq. metres (515.5 sq. feet)



First Floor

Approx. 48.1 sq. metres (517.2 sq. feet)

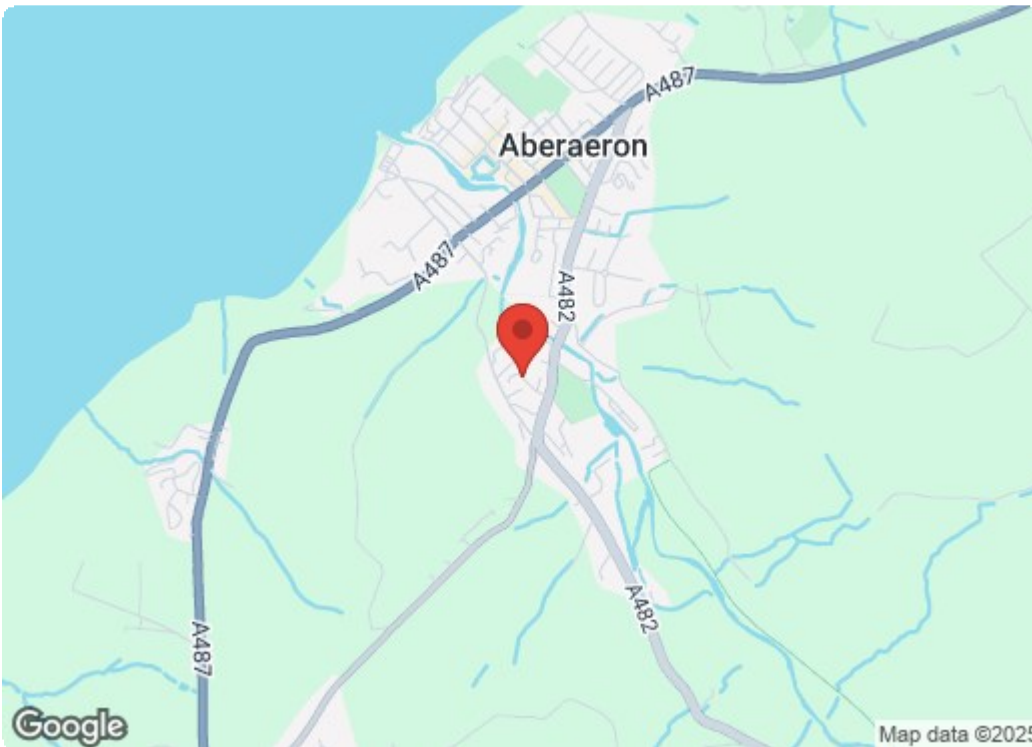


Total area: approx. 95.9 sq. metres (1032.7 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Gwynfaes, 4 Berllan Deg, Aberaeron



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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