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

Asking Price £259,950

Ty mewn lleoliad da, ar gyrion Aberaeron, 3 ystafell wely maint cyfforddus gyda'r fantais o wres canolog olew a ffenestri dwbl, ynghyd â gerddi hawdd i'w chynnal a'u cadw a garej
Mewn lleoliad da ar gyrion Aberaeron yn agos at safle bws a'r ganolfan iechyd integredig ac o fewn pellter cerdded i'r dref.

Disgrifiad



Ty mewn lleoliad da, ar gyrion Aberaeron, 3 ystafell wely maint cyfforddus gyda'r fantais o wres canolog olew a ffenestri dwbl, ynghyd â gerddi hawdd i'w chynnal a'u cadw a garej

Derbynfa

Mynediad i gwpwrdd dan y grisiau.

Ystafell fyw

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



Gwresogydd a lle tân gyda ffliw agored.

Lle Ychwanegol

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



Yn gynllun agored oddi ar yr ystafell fyw sy'n arwain at yr ystafell fwyta - swyddfa neu stydi delfrydol.

Ystafell fwyta

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



Gwresogydd, ffenest gefn, arwain at y gegin.

Cegin

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



Gydag unedau cegin wedi'u gosod ar lefel gwaelod a wal, popty a hob wedi'i ffitio gyda ffan drosodd a sinc.

Ystafell amlbwrpas

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

Boeler gwres canolog olew a phlymio ar gyfer peiriant golchi, llawr teils a drws cefn.

Ty Bach



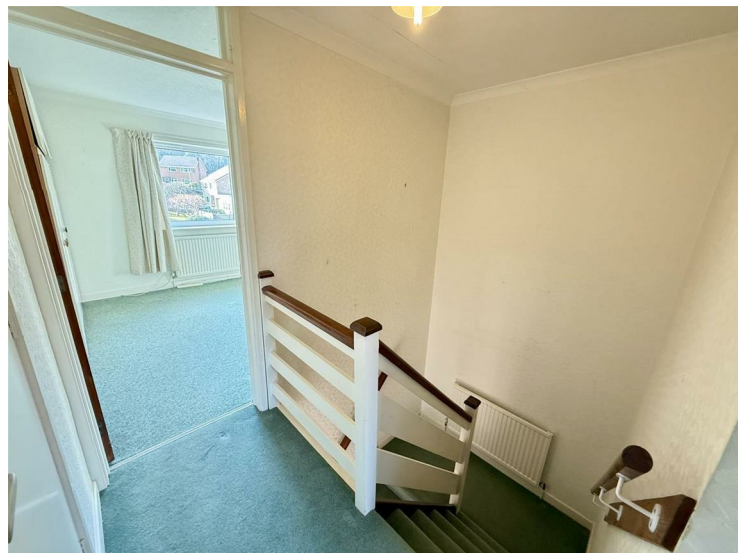
Gyda W.C. a basn golchi dwylo.

LLAWR CYNTAF

1/2 landin

Gwresogydd

Prif landin



Mynediad i'r cwpwrdd awyru a mynediad i'r llofft trwy ysgol

Ystafell Wely 1

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



Gwresogydd, cypyrddau dillad a ffenest blaen.

Ystafell Wely 2

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



Gwresogydd, cypyrddau dillad a ffenest gefn.

Ystafell ymolchi



Gyda bath a uned gawod uwchben, basn golchi dwylo, toiled, gwresogydd a waliau wedi'u teilsio'n rhannol.

Ystafell Wely 3

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



Ffenest gefn a gwresogydd.

Allanol



Parcio oddi ar y ffordd ynghyd â gerddi hawdd i'w chynnal a'u cadw

Garej

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



Gyda drws i fyny a throsodd

Gwasanaethau



Prif gyflenwad trydan, dwr a draeniad, gwres canolog olew.

Treth Cyngor - D

Rydym yn ymwybodol taw cyfanswm sy'n daladwy am 2025/26 yw £2,308..

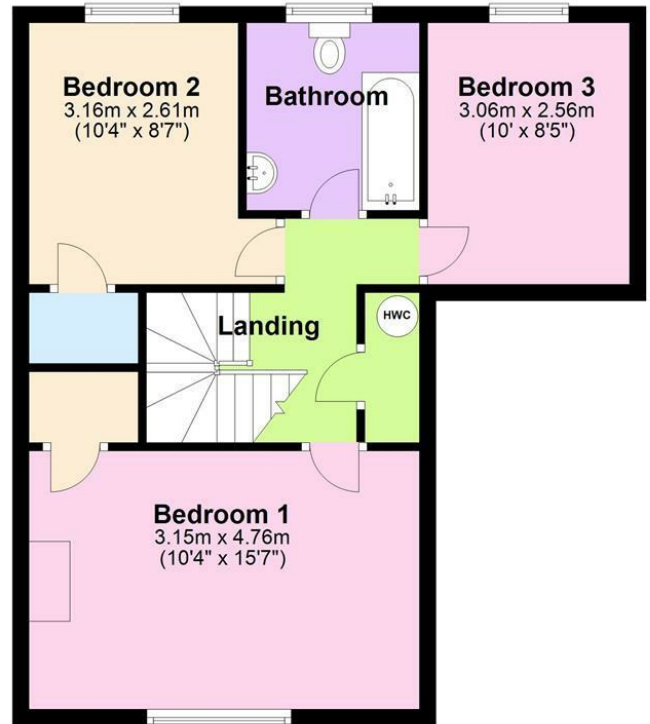
Ground Floor

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



First Floor

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

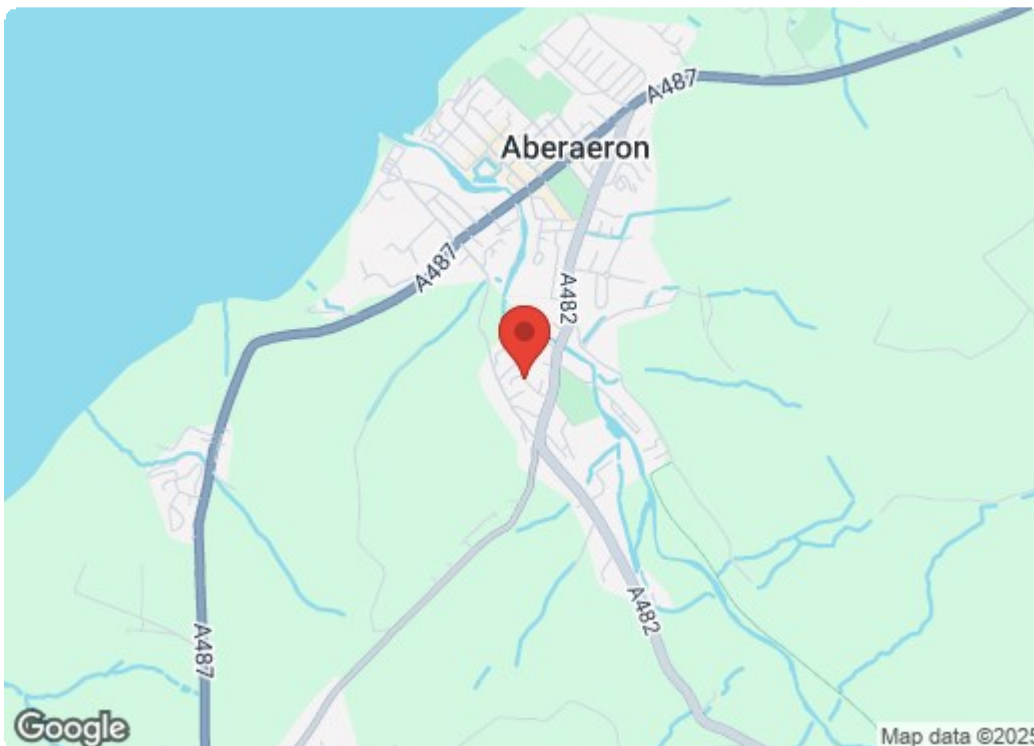


Total area: approx. 95.9 sq. metres (1032.7 sq. feet)

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		
	55	78

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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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