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1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

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2 Parcyrhydd, Ciliau Aeron, Lampeter, SA48 7SF

Asking Price £189,000

Delightful well appointed & renovated 2 bedroomed bungalow in the desirable locality of Ciliau Aeron - excellent opportunity for first-time buyers or those seeking a peaceful retirement. The oil centrally heated & double glazed property boasts two well-proportioned bedrooms, stylish kitchen & bathroom & an inviting living room, enhanced by a cosy woodburner, perfect for creating a warm and welcoming atmosphere. One of the standout features of this property is the off-road parking offering convenience and peace of mind along with this is an attractive front lawn with newly laid patio pathway adding to the flexibility & general appeal of this lovely property as a whole.

**** Please note the property is subject to a local occupancy restriction - further details from the selling agents ****

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:

Description



A very well renovated 2 bedroomed bungalow with the benefit of oil central heating & uPVC double glazing that would suit a wide plethora of buyers due to its convenient location, along with its level grounds & easy access to popular nearby towns such as Aberaeron & Lampeter. The property affords more particularly the following -

Front Entrance Door to -

Entrance Hallway

14'3" x 4'9" (4.34m x 1.45m)



with access to boarded & insulated loft with potential for further accommodation (subject to any necessary consents) , good quality laminate click flooring.

Living Room

12'7"x 10'4" (3.84mx 3.15m)



A cozy & inviting room with wood burning stove over a slate hearth and a picture window allowing plenty of natural light to beam through.

Kitchen / Diner

11'3"x 8'8" (3.43mx 2.64m)



A stylish, light and airy kitchen to the rear of the property with tiled flooring, a range of base & wall units, 'Belling' electric cooker with a 4 ring gas hob & extractor hood over, attractive Belfast sink, space for fridge freezer & door to grounds at rear.

Bedroom 1

10' x 9'9" (3.05m x 2.97m)



with radiator

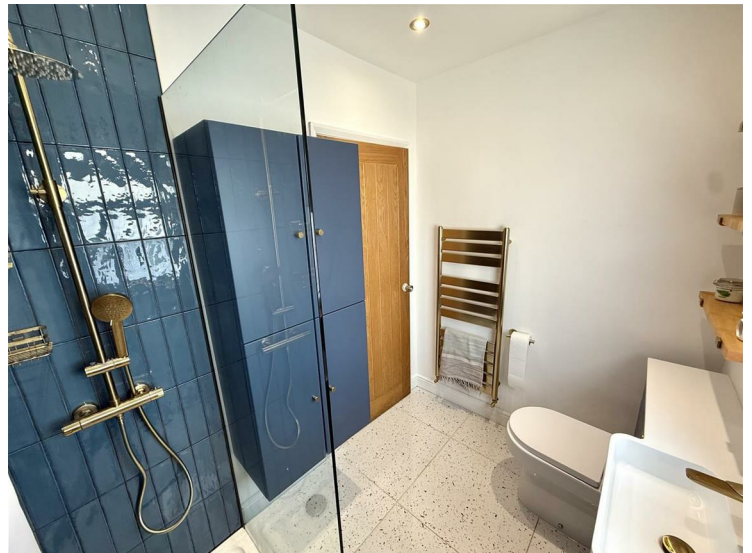
Bedroom 2

10'2" x 9'4" (3.10m x 2.84m)



Bathroom

7'3" x 5'4" (2.21m x 1.63m)



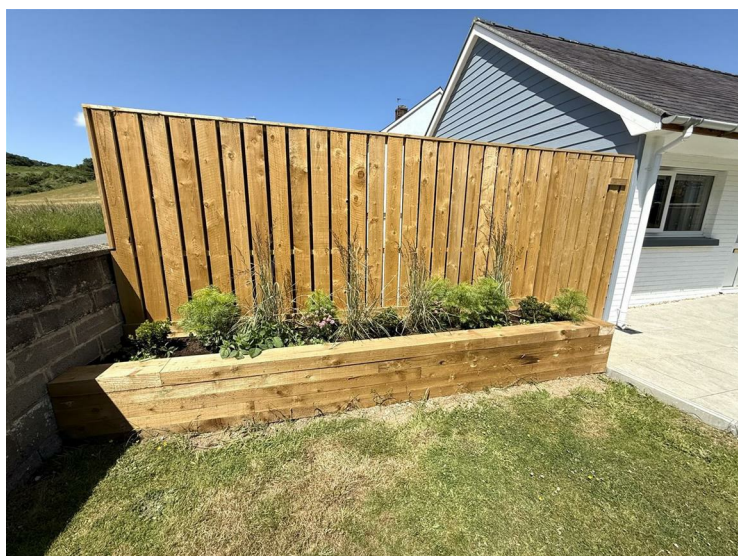
A stylish bathroom suite being part tiled with WC, pedestal wash hand basin with vanity unit, shower, heated towel rail, shelving & spotlights.

Externally



Immaculate grounds surrounding the property with newly completed off road gravelled drive providing ample parking along with newly laid patio slabs & pathway surrounding the bungalow ensuring easy accessibility. Attractive lawned garden & raised plant beds to the front of the property with new timber fencing ensuring peace of mind for any prospective purchasers.

Raised Plant Beds



Store Shed



with electricity connected, plumbing for automatic washing machine, space for tumble dryer & tiled flooring.

Lawned Gardens



Services

We are informed that the property is connected to mains water, electricity & drainage. Oil fired central heating & uPVC double glazing.

Please Note

The property is subject to a S 157 local occupancy restriction - whereas the purchasers require approval from the local authority for purchase and should have lived in Ceredigion or a designated rural area for 3 years prior to purchase., further details from the selling agent

Directions

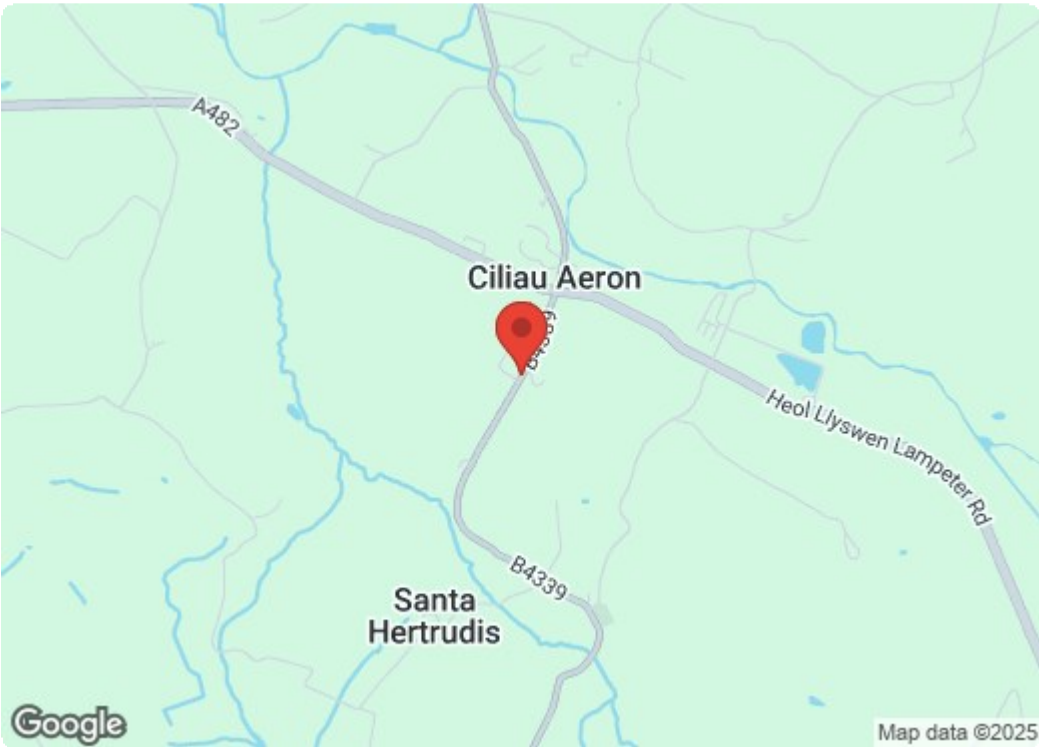
What3Words: shepherdess.garlic.flagging

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 Parcyrrhydd is on the right hand side, the property can be seen

on your right as you enter the site as identified by the 'Evans Bros' for sale board.

Council Tax Band 'B'

We understand that the property is in council tax band 'B' with the amount payable per annum being £1786 (subject to change - source: www.mycounciltax.org.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		63
(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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