MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

Pleasant 3 bed semi detached dormer bungalow (with potential for 4th bedroom) located in the popular coastal village of Aberarth, near Aberaeron.









Ponderosa, Aberarth, Aberaeron, Ceredigion. SA46 0LJ.

£199,999

Ref R/4446/ID

A most pleasant 3 bed semi detached dormer bungalow (potential for 4th bedroom) Located in a popular coastal village of Aberarth**Only 1 mile from Aberaeron**Lovely views of the sea**Spacious accommodation throughout**Low maintenance garden**Ample private parking**Double glazed windows throughout**Economy 7 heating**Single Garage/Workshop**On a bus route**5 minute walk to the beach**

The property comprises of Ent Hall, Front Living Room, Kitchen/Dining Room, 2 Double Bedrooms and Bathroom. First Floor - 2 Double Bedrooms.

The property is set off the main A487 coast road at Aberarth, only a few minutes walk from the sea front and the All Wales coastal path. The property lies approximately a mile from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities with an array of bars, restaurants, public houses, hotels etc. and an easy travelling distance of Aberystwyth, Cardigan and Lampeter.

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GROUND FLOOR

Entrance Hall

13' 3" x 5' 0" (4.04m x 1.52m) via half glazed uPVC door with glazed side panel, open tread staircase rising to first floor, Vinylux flooring. Door into -





Front Lounge

14' 5" x 11' 5" (4.39m x 3.48m) with open fireplace and surround on a stone hearth, alcoves to both side, large double glazed window to front with lovely views over the village towards the sea.













Kitchen/Dining Room

11' 5" x 10' 8" (3.48m x 3.25m) range of fitted base and wall cupboard units with Formica working surfaces above, inset 1½ stainless steel drainer sink with mixer tap, Electrolux electric oven with 4 ring electric hob above, extractor hood, fridge freezer, plumbing for automatic washing machine, outlet for tumble dryer, half glazed uPVC door to rear, double glazed window to rear. Space for dining table.





Bathroom

7' 5" x 5' 10" (2.26m x 1.78m) a 3 piece suite comprising of a panelled bath with a Triton electric shower above, pedestal wash hand basin, low level flush WC frosted window to rear, electric heater



Downstairs Double Bedroom 1

10' 1" x 10' 3" (3.07m x 3.12m) with double glazed window to rear, Economy 7 heater.



Front Double Bedroom 2

10' 3" x 10' 2" (3.12m x 3.10m) a large double glazed window to front with lovely views towards the sea, Economy 7 heater.





FIRST FLOOR

Double Bedroom 3

10' 7" x 10' 5" (3.23m x 3.17m) with double glazed window to side, economy 7 heater, under eaves storage.



Storage Area/Potential for 4th Bedroom

10' 2" x 9' 2" (3.10m x 2.79m) with sky light above, under eaves storage. Door into -



Loft Storage Area.

EXTERNALLY

To the Front

The property is approached via a gravelled driveway with ample private parking for 2 -3 cars.





Detached Single Garage

With up and over door.

To the Rear

Having a low maintenance rear garden approached via side pathways. The garden is mostly laid to slabs.

There is also an useful Log Store.







Please Note -

One of the neightbouring properties (Fron Villa) have a right of way from the steps at the side of the property leading to the main road passing Ponderosa's driveway.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

TENURE

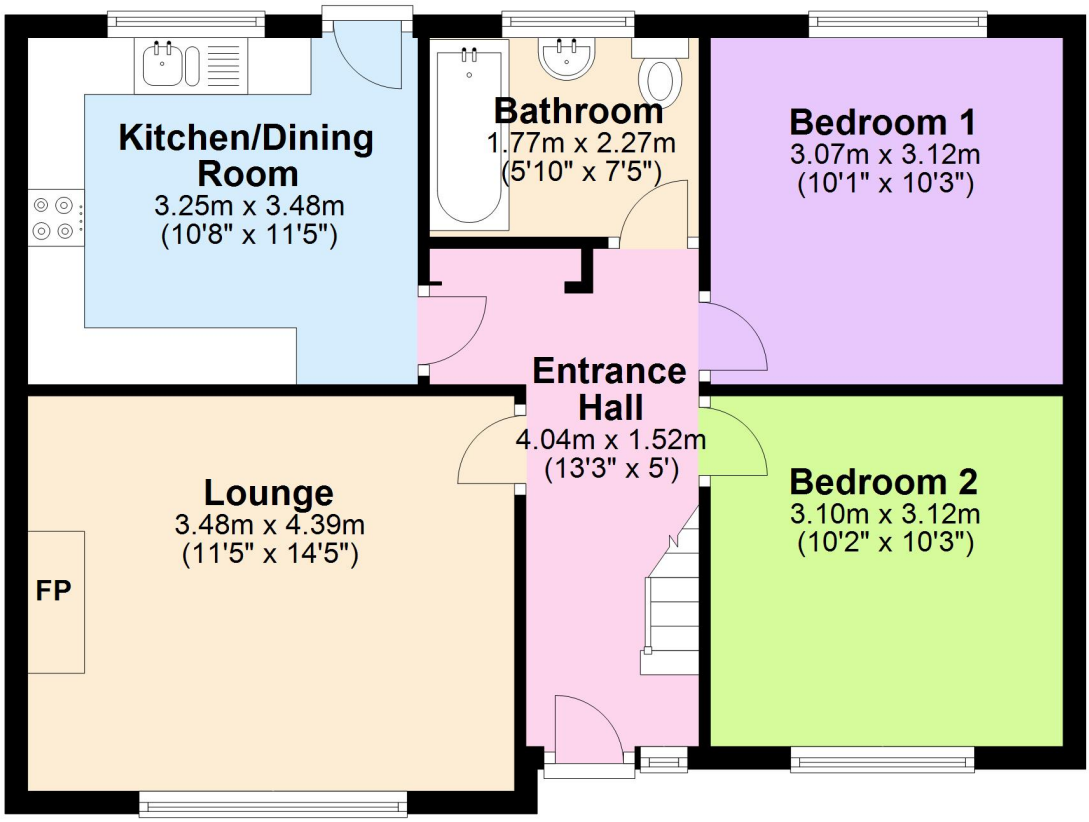
The property is of Freehold Tenure.

Services

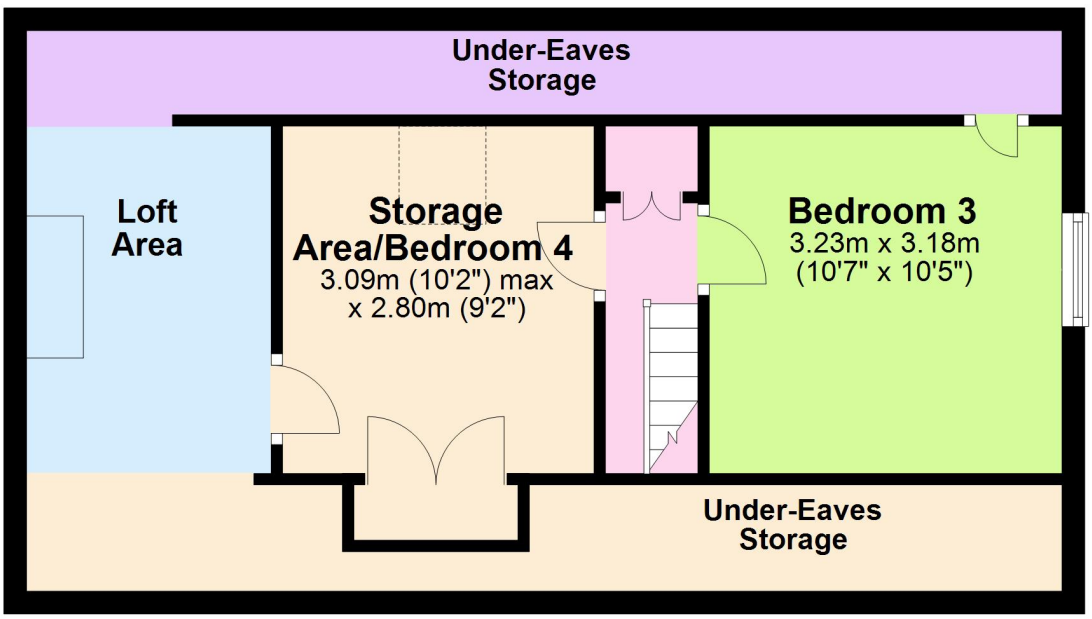
The property benefits from mains water, electricity and drainage. Economy 7 heating.

Council Tax Band D (Ceredigion County Council).

Ground Floor



First Floor



Total area: approx. 104.4 sq. metres (1123.3 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.

Ponderosa, Aberarth, Aberaeron

MATERIAL INFORMATION

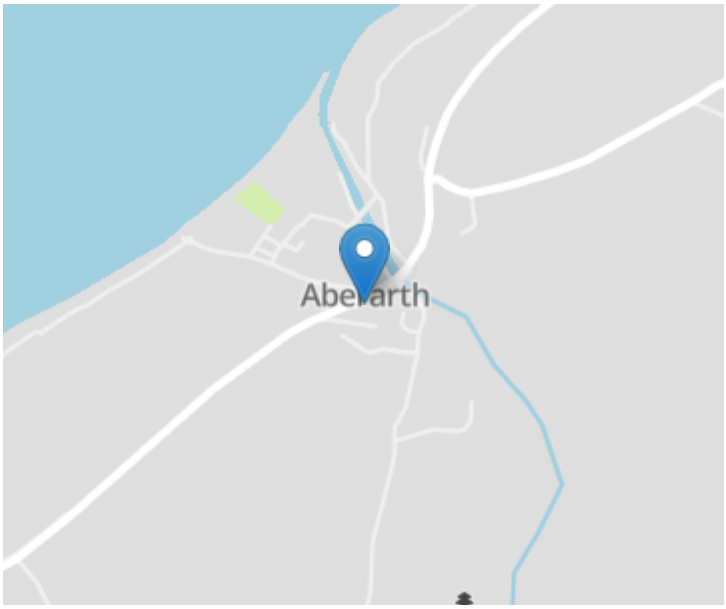
Council Tax: Band D
N/A
Parking Types: Driveway. Garage.
Heating Sources: Electric.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

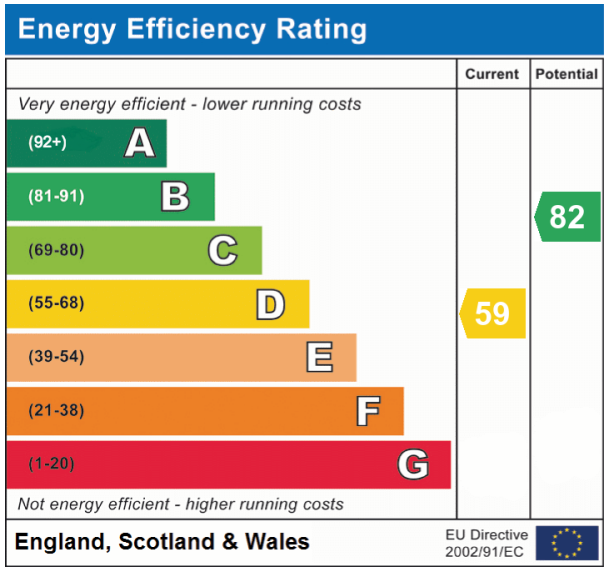
Mobile Signal

4G data and voice

EPC Rating: D (59)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

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Directions

From Aberaeron proceed North East on the A487 coast road to the village of Aberarth, as you enter the village you will see a turning to the left (immediately opposite the bridge) onto a private lane which leads up to the property as identified by the agents for sale board.

For further information or to arrange a viewing on this property please contact :

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