MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

Impressive 3 bedroom detached bungalow in a countryside setting with views towards the Cardigan Bay coastline. Aberarth Near Aberaeron. Cardigan Bay - West Wales.









Maestir, Upper Aberarth, Nr Aberaeron, Ceredigion. SA46 0LA.

£425,000

REF R/5242/RD

Impressive and spacious 3 bedroom detached bungalow Set within a commodious plot**Distant views to the Cardigan Bay coastline**Surrounded by open countryside**High quality build fixtures and fittings**Extremely well maintained and presented**Private garage**Ample off road parking space**Feature patio area** Principal bedroom suite plus 2 further good sized bedrooms**2 Bathrooms**5 minutes drive to Aberaeron**County and sea views**Peaceful and private location. A most attractive detached substantially built bungalow residence in a lovely country setting bordering open fields and being convenient to the coast.

The property is situated along a C class road in the upper reaches of the coastal village of Aberarth. The village of Aberarth offers good local amenities including active community hall, public transport connectivity and access to the nearby beaches and the All Wales Coastal Path. The Georgian harbour town of Aberaeron offers a good level of local amenities and services including primary and secondary schooling, leisure centre, integrated health centre, traditional high street offerings, local cafes, bars and restaurants. The university town of Aberystwyth and the market town of Lampeter are an equi distant 30 minutes drive from the property offering a wider range of services and amenities.

LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk

ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk

CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

www.morgananddavies.co.uk

GENERAL

An impressive and spacious detached bungalow of a good build quality with no expense spared on the quality of fixtures and fittings. The property benefits from an oil under floor heating system throughout. Installation of new replacement electrical consumer unit. Most of the ceilings have been re-plastered and new covings in places.

The property is set in a slightly elevated position enjoying a wonderful outlook over the adjoining countryside towards the coast.

The property is extremely well maintained and presented.

The property enjoys access off the council road and within the property boundaries is a recently constructed detached garage, gravel courtyard with ample off road parking with feature patio area enjoying a southerly aspect.

ALL IN ALL A WONDERFUL BUNGALOW ON THE EDGE OF THIS POPULAR COASTLINE.

The accommodation provides more particularly as follows -

Front Porch / Canopy

With feature stone pillars, new glass panel composite door.



Reception Hallway

With oak flooring. Leading through to -



Inner Hallway & Dining Area

11' 2" x 9' 11" (3.40m x 3.02m) - again with oak flooring, dado rail, exposed beams, serving hatch from kitchen, multiple sockets. Window overlooking open fields. Built in double airing and linen cupboard (off Inner Hallway) with central heating manifold control system.









Kitchen/Breakfast Room

15' 8" x 12' 10" (4.78m x 3.91m) with tile effect laminate flooring. An excellent and extensive fitted range of light oak fronted base cupboards with Formica work surfaces and matching splash back, matching wall cupboards, some with leaded glazed doors, wine rack. Large breakfast bar, 1 1/2 bowl single drainer sink unit with mixer taps, integrated dishwasher, an excellent ' New Home' cooking range providing 8 LPG hobs, 2 electric ovens, grill and hot drawer and with a feature extractor cooker hood over, multiple sockets, BT and TV point, space for free standing American fridge freezer, exposed beams. Window overlooking open fields to the sea.













Utility Room

10' 9" x 7' 3" (3.28m x 2.21m) with tile effect laminate flooring, range of fitted oak cupboards (matching kitchen units), Formica working surfaces, stainless steel single drainer sink unit H&C, appliance space with plumbing for automatic washing machine. Door to Jack and Jill en-suite. Stable type door into -





Side Porch

In uPVC Oak effect double glazing with hardwood doors and tiled floor. Externally to the left is an established kitchen herb garden.



Attractive Lounge

15' 8" x 14' 6" (4.78m x 4.42m) a comfortable family living room with 9ft wide picture window providing wonderful views overlooking adjoining fields and open countryside towards the sea, feature fireplace with a Clearview multi-fuel/log burner on a tiled hearth with antique Welsh oak beam over, multiple sockets, BT & TV points, spot lights to ceiling and fireplace recess.











Principal Bedroom Suite

21' 7" x 14' 2" (6.58m x 4.32m) overall. An excellent and spacious bedroom including large Dressing Area, 2 x windows to front, multiple sockets, BT & TV points.

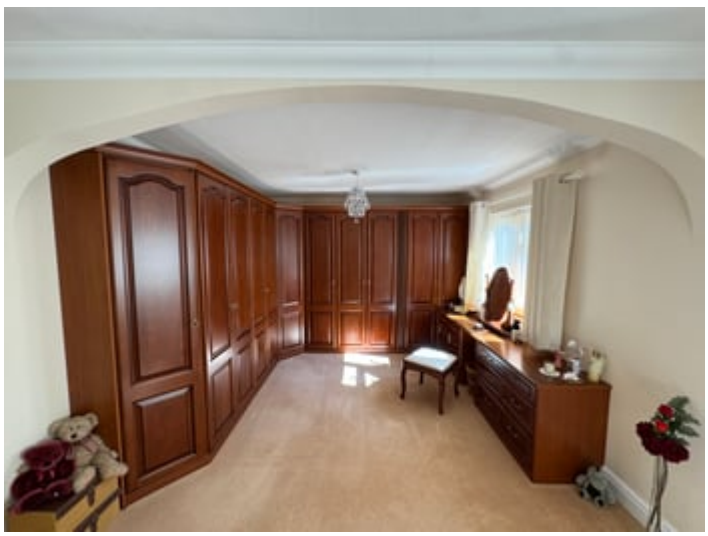
The Dressing Area has an extensive fully fitted range of oak fronted fitted wardrobes.















Partly boarded Loft over

Extending the length of the building for storage, good insulation with spring ladder access.

Double Bedroom 2

11' 2" x 10' 11" (3.40m x 3.33m). Attractive second bedroom with window to front, multiple sockets.



En Suite

10' 9" x 6' 9" (3.28m x 2.06m) with a newly fitted white suite including 1400 mm walk-in shower with side glass panels, heated towel rail, single wash hand basin, WC, side window, vinyl flooring, connecting door to utility room. Access to -









Bedroom 3

8' 0" x 7' 7" (2.44m x 2.31m) with laminate flooring, window to front, BT point, multiple sockets.





Luxury Bathroom

Completely refitted, new modern and luxurious white suite including a double ended slipper bath, corner fully tiled, enclosed power shower, half tiled walls with contrasting floor tiles, heated towel rail, combined WC and single wash-hand basin, vanity unit with a wide range of cupboards, window to front, spot lights to ceiling.





EXTERNALLY

To the Front

The property is set within a spacious plot and all very easily maintained. Has its own private driveway with ample turning and parking space for several vehicles.

To the forecourt is a shrubbery area with variety of fruit trees and boundary hedge to give privacy.







To Side

Immediately to the side of the bungalow is a paved patio with steps up to an extensive nicely laid out large patio and gravelled area with feature brick walling, flower and shrub borders etc. - a lovely and relaxing sitting out area with

glorious views.

















Tenure - Freehold.

Single Garage

Generous size single garage with up and over door, side pedestrian door and window.



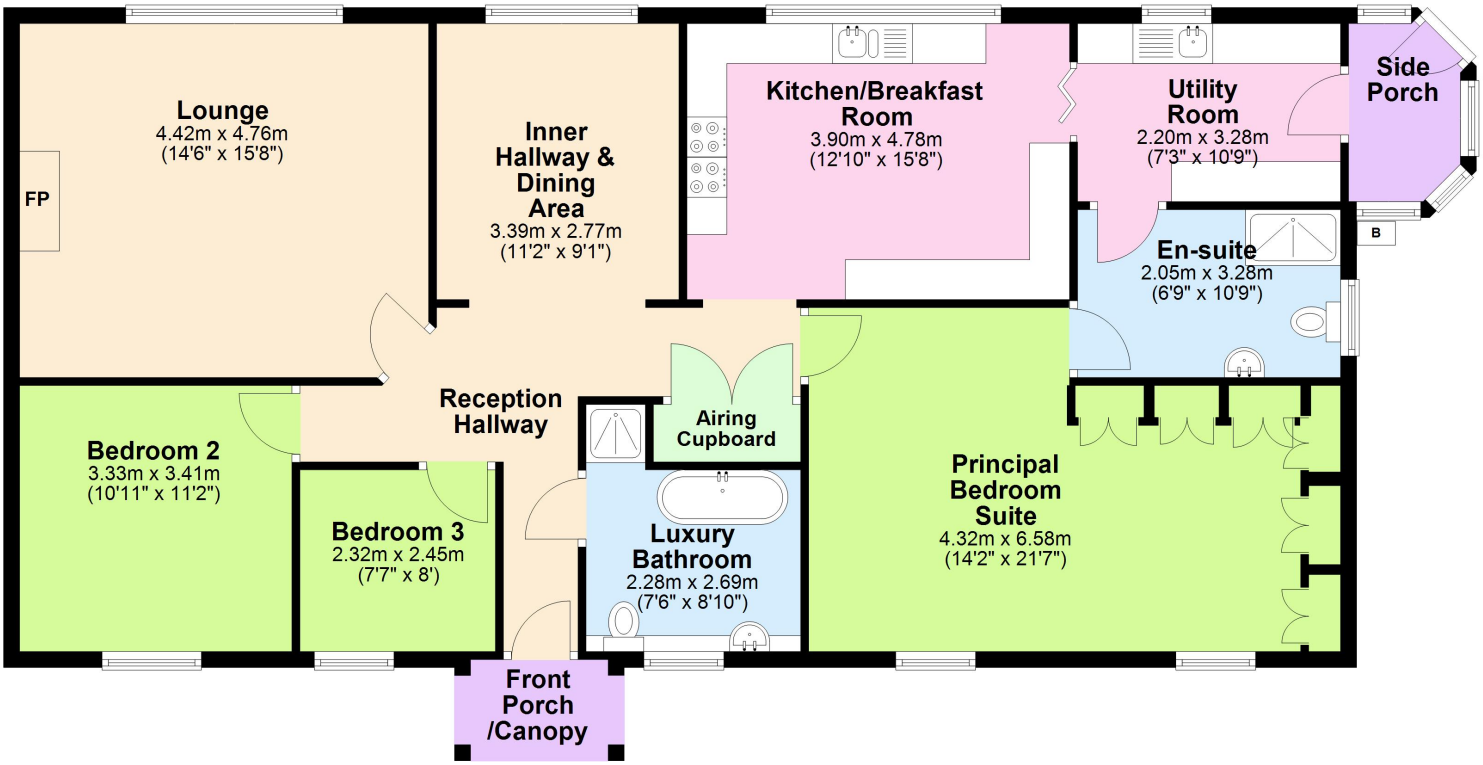


Services

Mains Electricity and Water. Private Drainage to a septic tank. Oil Fired Central Heating (Under floor system). Broadband connection.

Council Tax Band E (Ceredigion County Council).

Ground Floor



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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

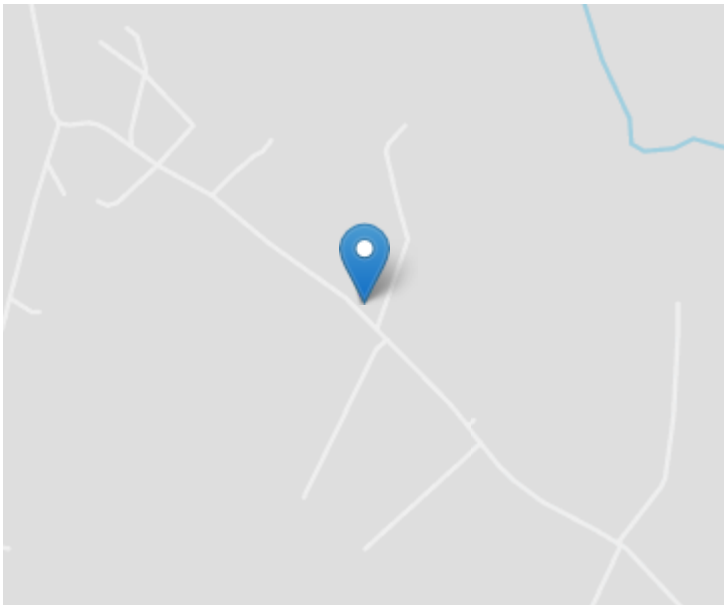
Maestir, Upper Aberarth, Nr Aberaeron

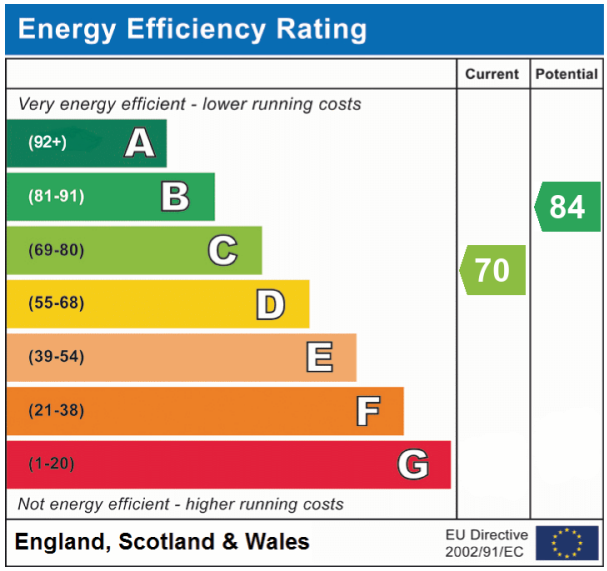
MATERIAL INFORMATION

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

EPC Rating: C (70)
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 for half a mile and after passing a long lay by on the left hand side take the next right hand turning up hill and keep on this road passing a Church until you get to a T junction. At T junction turn right passing Pentre Farm on the left and then a double bend and after a further half mile you will see the property on the left hand side identified by the Agents for sale board.

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600
E: aberaeron@morgananddavies.co.uk
http://www.morgananddavies.co.uk

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