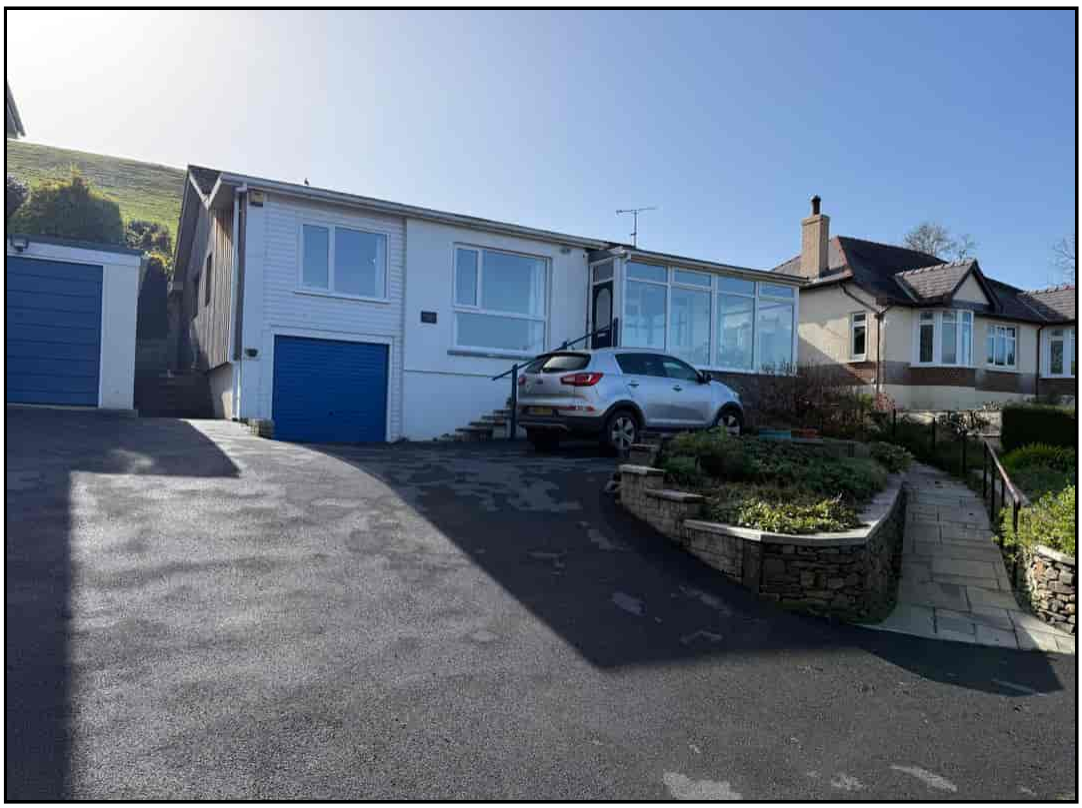
MORGAN & DAVIES
EST. 1989

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Estate Agents | Property Advisers
Local knowledge, National coverage

Delightful detached 3 bed bungalow. Conveniently positioned in the sought after Georgian Harbour town of Aberaeron, West Wales.









Mountain Lass, Panteg Road, Aberaeron, Ceredigion. SA46 0EQ.

£320,000

REF R/5181/ID

Delightful detached 3 bed bungalow Located in the sought after, vibrant town of Aberaeron, West Wales**Light and airy accommodation**Double Glazing and new electric heating system**Garage**Spectacular landscaped rear garden**Sunny South facing garden with views over the town and the sea**New shower room**

The Accommodation provides - Front Conservatory, Ent Hall, 3 Bedrooms, Bathroom with shower and w.c. Lounge with picture window, 6ft archway to Dining Room. Fully Fitted Kitchen/Breakfast Room, Rear Utility Room and w.c. Lower Ground Floor Garage.

Sought after residential locality within the Georgian Harbour town of Aberaeron on Cardigan Bay, a close walking distance of the town centre, harbour and sea front. Aberaeron lies almost equi distant from Aberystwyth to the North and Cardigan to the South and within some 15 miles of the University town of Lampeter

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THE ACCOMMODATION

Front Conservatory

16' 3" x 8' 3" (4.95m x 2.51m) with upvc double glazing with lovely views, terrazo tiled floor, stable type exterior door. Glazed door leads through to -



Entrance Hall

With solid Oak flooring, built in airing cupboard, electric heater, spring ladder access to loft for storage. Built in cloak cupboard.



Front Double Bedroom 1

13' 6" x 9' 9" (4.11m x 2.97m) with one wall having a fully fitted range of built in wardrobes, electric heater.





Rear Double Bedroom 2

13' 2" x 11' 8" (4.01m x 3.56m) (max) with central heating radiator.





Rear Bedroom 3

8' 10" x 7' 9" (2.69m x 2.36m) with central heating radiator.



Bathroom

7' 9" x 7' 1" (2.36m x 2.16m) with a modern elegant bathroom. Comprising of a walk in shower unit with mains shower above, free standing Gloss white vanity unit with inset wash hand basin, dual flush w.c. Salmon pink tiles, frosted window to rear, extractor hood.







Attractive Front Lounge

20' 4" x 11' 3" (6.20m x 3.43m) with large picture window with lovely views, ornamental fireplace with reconstructed stone surround, wired for wall lights, 2 central heating radiators. 2 Steps and 6ft wide Archway leads through to -









Dining Room

16' 6" x 9' 2" (5.03m x 2.79m) with window to front with pleasant aspect, 2 central heating radiators.



Rear Kitchen/Breakfast Room

15' 10" x 11' 7" (4.83m x 3.53m) (serving hatch to Dining Room) with tiled floor, modern fitted range of units comprising of base cupboards with oak work tops, double Belfast sink with mixer taps, integrated dishwasher, Kenwood stainless steel dual fuel range providing electric oven and 5 gas hobs with stainless steel cooker hood over.











Utility Room

8' 0" x 6' 0" (2.44m x 1.83m) with a range of cupboard units with formica working surfaces above, stainless steel drainer sink, outlet for tumble dryer and washing machine.



Cloak Room

With low level flush w.c. and corner pedestal wash hand basin.



EXTERNALLY

To the Front

Front tarmacadamed driveway and parking space leads to a -

Lower Ground Floor Single Garage16' 8" x 9' 0" (5.08m x 2.74m) with up and over door.

Recently landscaped to an extremely good standard with stone walls, pathways laid to slabs and a variety of flowers, shrubs and hedgerows making a lovely area.







To the Rear

Recently landscaped terraced garden, beautifully finished with stone walling, sleepers, flower beds to include tulips, roses and much more.

Sloping pathways laid to slabs for ease of access with raised patio area.

Useful Garden Shed.

Borders open fields to the rear and breathtaking sea views and over the town to the front.



















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.

VIEWING ARRANGEMENTS

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.
To keep up to date please visit our Website, Facebook and Instagram Pages

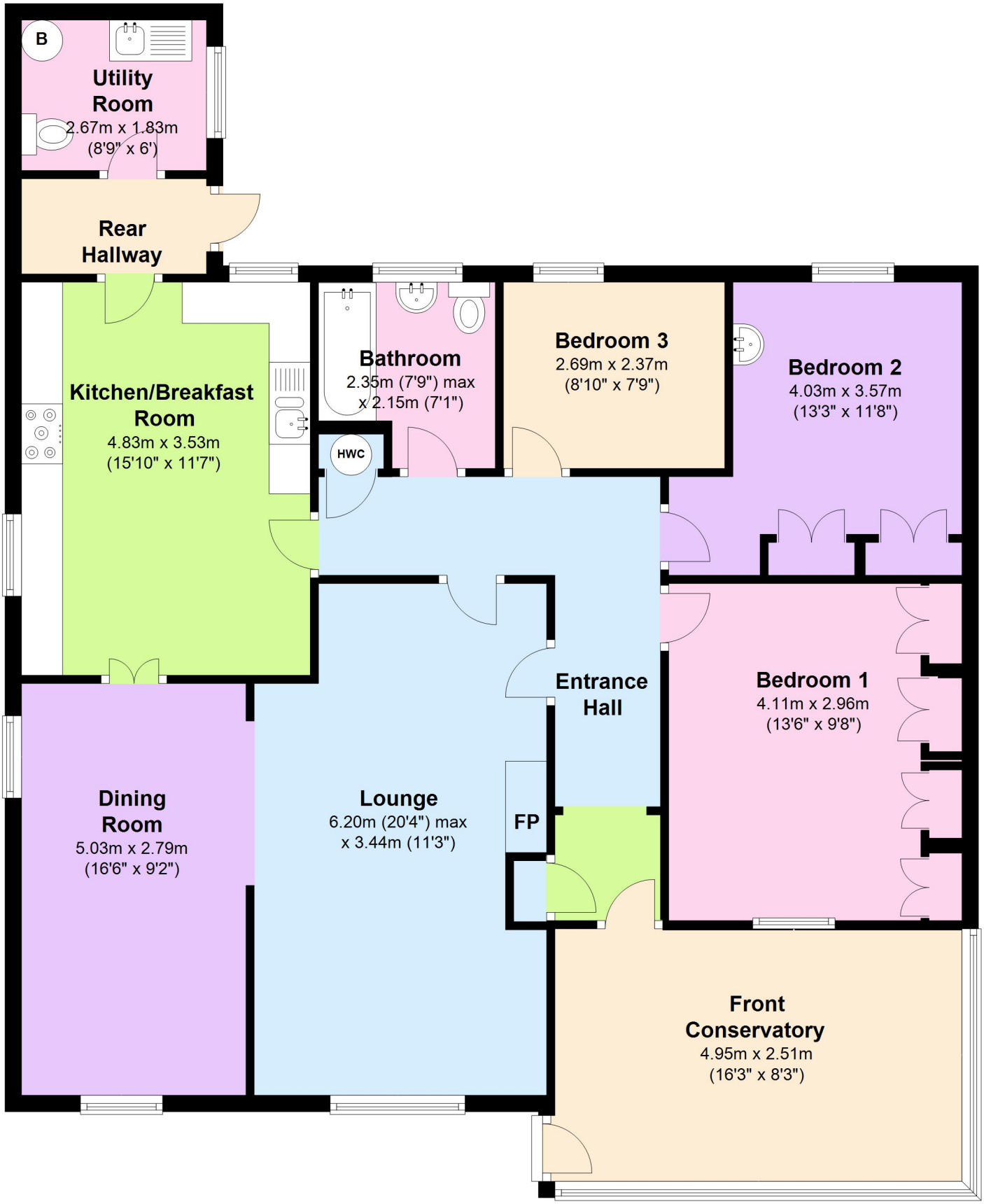
Services

Mains Electricity, Water and Drainage. Electric Heating. Telephone subject to transfer regulations.

Council tax band E (Ceredigion County Council).

Tenure - Freehold.

Ground Floor



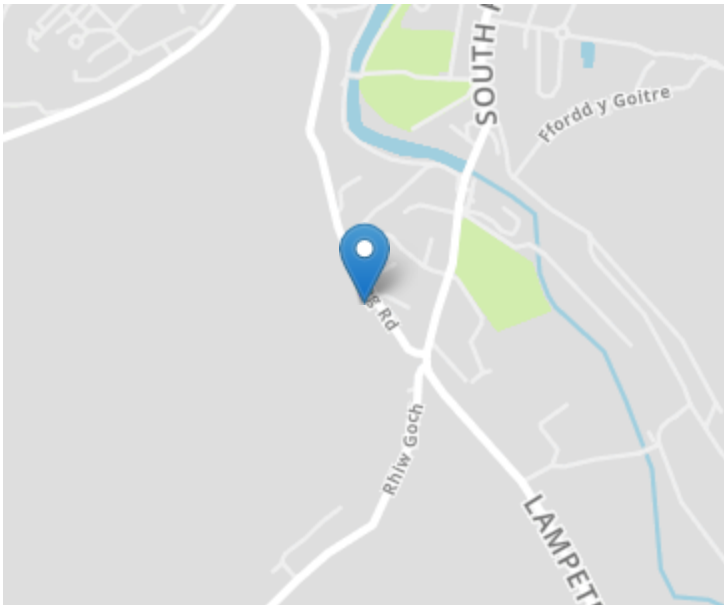
The Floor plans are for guidance only.
Plan produced using PlanUp.

Mountain Lass, Panteg Road, ABERAERON

MATERIAL INFORMATION

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

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



Directions

Proceeding South out of the town on the A487 coast road, after passing the Church on the left hand side, turn left at crossroads onto Panteg Road. The road meanders through the trees and further on your will see various detached properties on the right hand side. This property is identified by the Agents for sale board

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

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