MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

Immaculately presented 3/4 bedroom detached house on the outskirts of the popular Georgian town of Aberaeron, West Wales.









Spring Gardens, Panteg Road, Aberaeron, Ceredigion. SA46 0EQ.

£335,000

REF R/5337/ID

* Immaculately presented 3/4 Bedroom Residence**Located on the edge of Aberaeron town centre **Well maintained garden and grounds ** Useful garage**Views over Aberaeron town and towards the sea **Double glazing and central heating **Walking distance to all town amenities ** Perfect family home ** Planning permission granted for a side and rear extension**

The property comprises of - ent hall, cloak room, front lounge, kitchen / dining room, sun room, office / study, shower room. Frist floor - 3 bedrooms, modern bathroom.

The property is situated on the edge of Aberaeron town centre, within walking distance of the local primary and secondary school, shops, bars, restaurants, harbour side, coastal path, nearby places of worship, doctors surgery and great public transport connectivity. The larger town of Aberystwyth is some 15 miles to the North.

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NOTE

The vendors have been granted planning permission for a side and rear extension. Application No A250252. Ceredigion County Council.





Ground Floor

Entrance Hall

8' 5" x 5' 1" (2.57m x 1.55m) Via glazed UPVC door, double glazed window to side, central heating radiator, tiled flooring, stairs to first floor, door into -

Cloakroom

3' 0" x 5' 0" (0.91m x 1.52m) Pedestal was hand basin, low-level flush WC, central heating radiator, tiled floor, half tiled walls.



Front Lounge

19' 1" x 15' 2" (5.82m x 4.62m) A light and spacious room with 2 large floor to ceiling double glazed windows to front with lovely views over the town, modern electric fireplace above a raised tiled hearth, two central heating radiators, TV point.













Kitchen / Dining Room

19' 1" x 9' 1" (5.82m x 2.77m) A range of modern base and wall cupboard units with Formica worksurfaces above, Bosch electric oven, 4 ring electric hob, stainless steel extractor hood above, circular staineless steel drainer sink, recently installed integrated dishwasher, integrated tall fridge / freezer, integrated automatic washing machine, double glazed window to rear, access to understairs cupboard, space for six seater dining table, Worcester oil fired boiler (approximately three years old) stable door into -





Rear Conservetory / Sun Room

14' 1" x 6' 3" (4.29m x 1.91m) Dwarf walls with double glaze units, glass conservatory roof, half glazed uPVC door to rear patio, central heating radiator, tiled flooring.





Office / Study / Possible 4th Bedroom

11' 2" x 8' 0" (3.40m x 2.44m) Double glazed windows to front, side and rear, central heating radiator, door into -





Shower room

4' 9" x 8' 1" (1.45m x 2.46m) A modern white suite comprising of an enclosed shower unit with 'Mirra' electric shower above, vanity unit with inset wash hand basin, stainless steel heated towel rail, half tiled walls, tiled flooring, extractor fan.



First Floor

Central Landing

With access hatch to loft.

Rear Master Bedroom 1

11' 1" x 9' 3" (3.38m x 2.82m) with double glazed window to rear, central hetaing radiator, laminate flooring and door into walk in wardrobe.





Modern Bathroom

7' 1" x 8' 3" (2.16m x 2.51m) A modern white suite comprising of a 'P' shaped panelled bath with Triton electric shower above, large pedestal wash hand basin, tiled flooring, tiled walls, frosted window to rear, stainless steel heated towel rail, luminous mirror unit, spotlights to ceiling.





Front Double Bedroom 2

9' 9" x 10' 1" (2.97m x 3.07m) Double glazed window to front with views over Aberaeron town, central heating radiator, large fitted wardrobe unit.





Front Bedroom 3

7' 5" x 7' 5" (2.26m x 2.26m) Double glazed window to front with sea views, central heating radiator.





Externally

To the Rear

The gardens have been landscaped to provides four tiers of attractive grounds providing grassed areas, an abundance of shrubs and flower borders, rockery, raised vegetable patch, patio areas, 2 mature apple trees and a 8' x 6' Aluminium Greenhouse. From the top of the garden there are lovely views over Aberaeron town, and towards the sea. There is access to both sides of the proeprty.























To the Front

The property is approached via a tarmac road, and provides private parking, front forecourt laid to chippings.

Single Garage

16' 0" x 8' 0" (4.88m x 2.44m) With up and over door, power connected. Doorway into further store area measuring 11' 2" x 8' 0" (3.40m x 2.44m) with tumble dryer outlet.







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

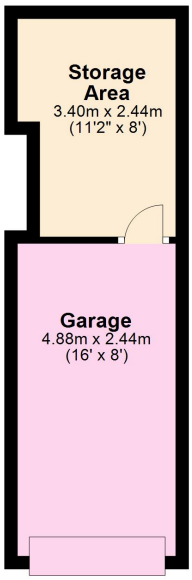
We are advised the property benefits from mains water, electricity and drainage. Oil fired central heating.

Freehold.

Council tax band 'E'.

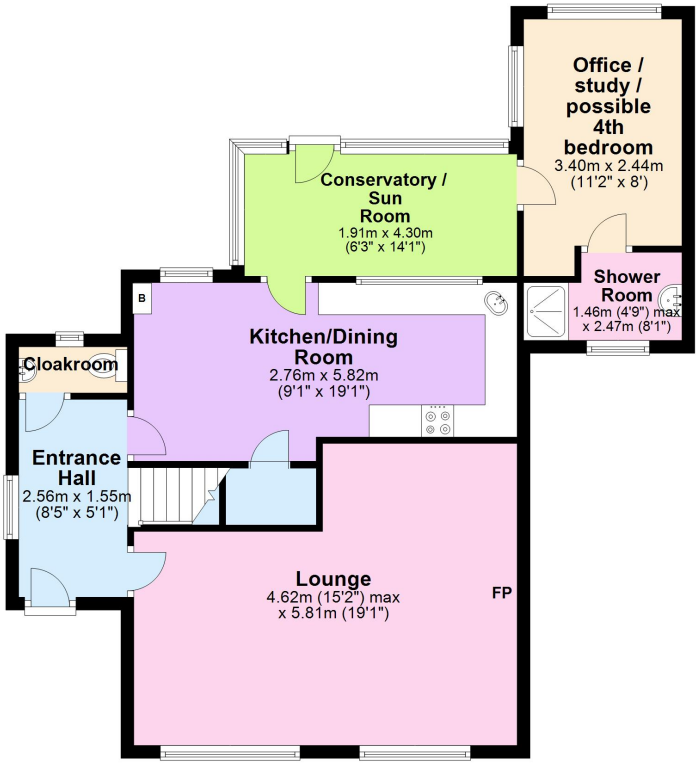
Lower Ground Floor

Approx. 19.8 sq. metres (212.8 sq. feet)



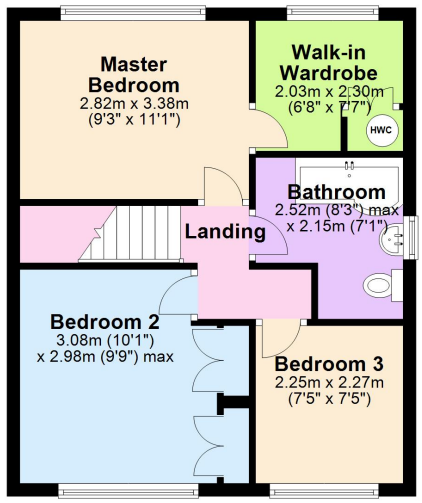
Ground Floor

Approx. 71.2 sq. metres (766.8 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Total area: approx. 134.3 sq. metres (1445.6 sq. feet)

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

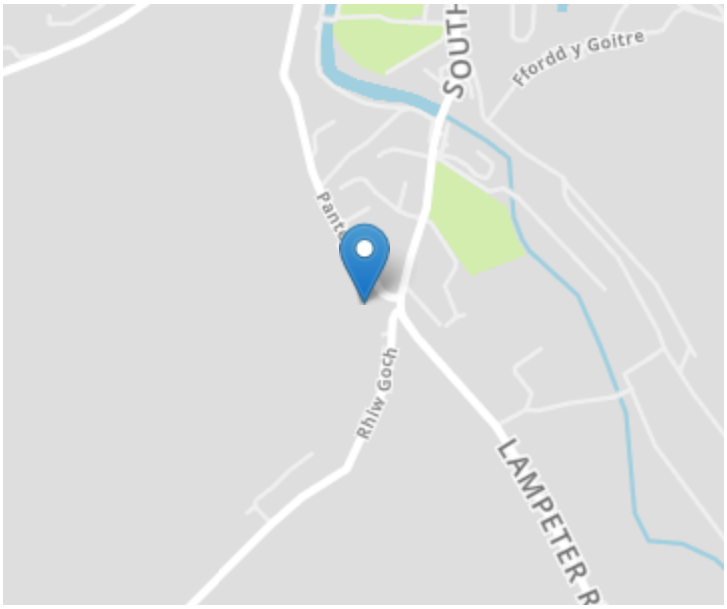
Spring Gardens, Panteg Road, Aberaeron

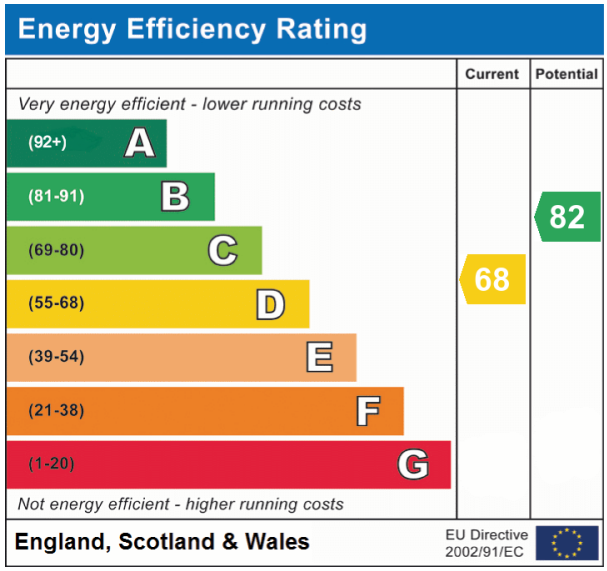
MATERIAL INFORMATION

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

EPC Rating: D (68)
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 Morgan and Davies proceed from Market Street onto Bridge Street bearing left on the A487 taking the 1st immediate right hand turning onto Alban Square and continue to the junction with the Feathers Hotel. Take the right hand exit and continue along this road for ½ mile over the bridge passing the community health centre on your left hand side and the hockey fields. Continue up Vicarage Hill turning right onto Panteg Road. Proceed for approximately 100 yards and the property is located on the left hand side 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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