MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

Comfortable 3 bed bungalow set within popular coastal cul de sac with distant sea views and countryside aspect. Aberaeron on Cardigan Bay - West Wales.









17 Rhiwgoch, Aberaeron, Ceredigion. SA46 0HR.

£310,000

REF R/5446/RD

Comfortable 3 bed modern bungalow Set within popular coastal cul de sac**Distant views to Aberaeron town and Cardigan Bay coastline**Countryside aspect**Private off road parking**Good standard of living accommodation**3 double bedrooms**2 bathrooms**Mature garden**Short distance to Aberaeron town centre**

The property is situated along Rhiwgoch just on the southern fringes of Aberaeron town centre. The town offers a good level of local amenities and services including primary and secondary schooling, leisure centre, community health centre, good public transport connectivity, renowned local shops, cafes, bars and restaurants. The larger towns of Aberystwyth, Lampeter and Cardigan is all an equi distant 30 minutes drive from the property.

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THE ACCOMMODATION

Entrance Hallway



5' 6" x 37' 1" (1.68m x 11.30m) (max) being L shaped, accessed via glass panel door, multiple sockets, radiator, access to loft, airing cupboard.

Lounge









12' 8" x 19' 9" (3.86m x 6.02m) with feature electric fire with stone surround (chimney to rear), multiple sockets, radiator, feature corner front window with countryside outlook and also allowing excellent natural light, multiple sockets, radiator. Open plan into -

Dining Room





10' 7" x 10' 6" (3.23m x 3.20m) patio door to garden, side window, radiator, multiple sockets. Connecting door to -

Kitchen









16' 4" x 10' 2" (4.98m x 3.10m) also accessible from the hallway with oak effect base and wall units, formica worktop, electric hobs, electric oven and grill, 1½ stainless steel sink and drainer with mixer tap, tile splash back, rear window, plumbing for washing machine, radiator.

Shower Room



8' 2" x 6' 9" (2.49m x 2.06m) a converted wet room with walk in shower, single wash hand basin, w.c. heated towel rail, front window, non slip vinyl flooring.

Rear Bedroom 1

11' 6" x 7' 6" (3.51m x 2.29m) a double bedroom, window to rear, multiple sockets, radiator.





Front Bedroom 2





8' 9" x 10' 9" (2.67m x 3.28m) a double bedroom, window to front, multiple sockets, radiator, fitted cupboards.

Front Bedroom 3







11' 6" x 12' 8" (3.51m x 3.86m) a double bedroom, dual aspect windows to front and side enjoying coastal aspect overlooking Aberaeron town, multiple sockets, radiator.

En Suite



With corner enclosed shower, w.c. single wash hand basin, tiled walls and flooring.

EXTERNALLY

To the Front

The property is approached from the adjoining estate road into a concrete apron with parking for 2 vehicles. Footpath surrounding the property.







To the Rear and Side













Garden area predominantly laid to lawn with mature planting to borders.

Garage

Currently split into 2 separate rooms including -

Office

1' 3" x 12' 0" (0.38m x 3.66m) with side pedestrian door to garden, multiple sockets, radiator, fitted shelving. Connecting door into -

Store Room

10' 2" x 12' 0" (3.10m x 3.66m) with up and over door to front. Concrete base, fitted shelving, multiple sockets. Houses the boiler.

Services

The property benefits from mains water, electricity and drainage. Oil fired central heating.

Council Tax Band E (Ceredigion County Council).

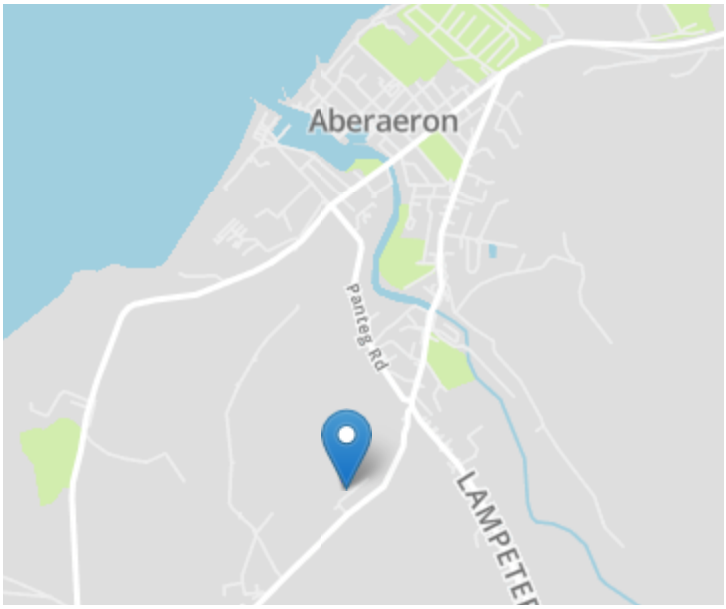
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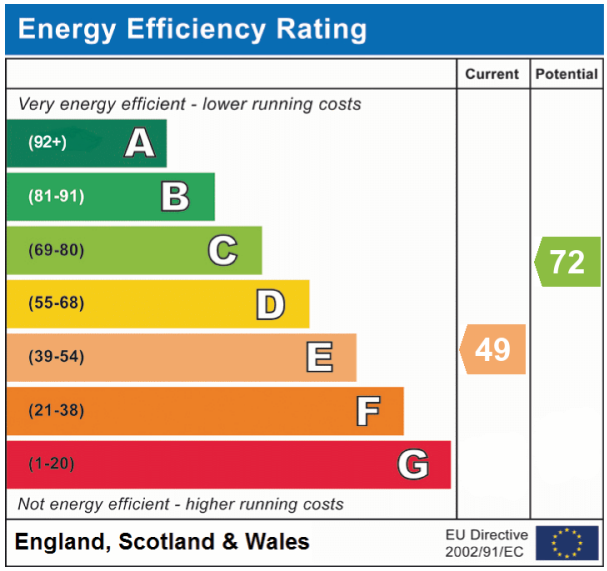
MATERIAL INFORMATION

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

EPC Rating: E (49)
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

As you drive out of the town south-east towards Lampeter on the A482 road. As you approach the mini roundabout take the 2nd exit up hill for ¼ of a mile until you get to the entrance of Rhiwgoch Estate on the right hand side. Drive into the estate and bear right, down hill and the property will be seen on the right hand side.

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

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