MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

Modern 3 Bedroom Semi Detached residence. Ciliau Aeron, 3 miles Aberaeron.









10 Heol Y Fedwen Ciliau Aeron, Near Aberaeron, Ceredigion. SA48 7SD.

£250,000

REF R/5535/ID

Perfect first home!A modern, well designed 3 bed (2 bath) semi detached residence**Village of Ciliau Aeron, only 3 miles from the town of Aberaeron on Cardigan Bay**Spacious and contemporary modern day living**Developed by a reputable local builder**High insulative qualities **Low running costs**Double glazing**Recently installed air source heating**Private parking and electric car charger** MUST BE VIEWED ! **

The property provides to the ground floor - ent hall, shower room and w.c. fitted kitchen/dining room with feature bay window, utility room, large rear lounge. To the first floor -large front double bedroom with vaulted ceiling and feature apex window, bathroom with shower and w.c, 2 rear bedrooms.

Nicely positioned on the fringes of the Aeron Valley village community of Ciliau Aeron which offers a hotel with renowned restaurant, and is on a bus route. The nearby village of Felinfach offers a wider rage of facilities and services including a new local primary school with excellent leisure facilities, community public house, petrol station, post office, mini supermarket, places of worship and an active village hall. Only some 3 miles from Cardigan Bay at the Georgian harbour town of Abereaeron with its comprehensive range of shopping and schooling facilities. Some 13 miles from the university town of Lampeter. 40 minutes drive from the university town of Aberystwyth.

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GROUND FLOOR

Entrance Hall





16' 7" x 7' 4" (5.05m x 2.24m) Via half glazed upvc door, stairs to first floor, central heating radiator, good quality laminate flooring, automatic lights.

Kitchen/Dining Room











10' 0" x 12' 5" (3.05m x 3.78m) A modern kitchen with fitted off-white base and wall cupboards, wood effect formica working services, integral fan assisted oven, electric hobs, pull-out extractor hood, integrated Kenwood dishwasher, 1½ drainer sink with stainless steel mixer tap, tiled splash back, bay window to front, laminate flooring, spotlights to roof, space for fridge freeze

Utility

6' 9" x 5' 4" (2.06m x 1.63m) with a range of modern base and wall units, wood effect formica working surfaces, space for automatic washing machine, stainless steel single drainer sink, laminate flooring, extractor fan, window to side.



Shower Room



6' 9" x 5' 0" (2.06m x 1.52m) A white suite comprising of a corner shower, vanity unit with sink and mixer tap, dual flush WC, extractor fan, laminate floor, part tiled walls.

Rear Lounge









17' 5" x 11' 0" (5.31m x 3.35m) A well proportioned room with wood effect laminate flooring, 7'7" sliding door to rear patio, tv point, telephone point, central heating radiator, spotlights to ceiling, multiple sockets.

FIRST FLOOR

Central Landing





12' 0" x 6' 0" (3.66m x 1.83m) Spotlights to ceiling, central heating radiator, door into built-in cupboard with radiator.

Rear Bedroom 3





8' 2" x 7' 5" (2.49m x 2.26m) Window overlooking rear garden, central heating radiator, multiple sockets.

Rear Double Bedroom 2





10' 7" x 8' 0" (3.23m x 2.44m) Window overlooking rear garden, central heating radiator, multiple socket.

Main Bathroom







7' 0" x 11' 0" (2.13m x 3.35m) modern suite comprising of large shower unit with tiled walls, mains powered shower, panelled bath, dual flush WC, freestanding vanity unit with sink above, frosted window to side, good quality laminate flooring, part tiled walls, heated towel rail, access to loft, spotlights to ceiling, extractor fan.

Front Master Bedroom 1









10' 9" x 17' 5" (3.28m x 5.31m) a large master bedroom with feature Apex window bringing an abundance of natural light, central heating radiator, multiple sockets, 6' gloss white wardrobe with mirrored door, vaulted roof, spotlights.

EXTERNALLY

To the Front

Tarmac front driveway with parking for 2 cars , electric car charging point. Pathway to front and side laid to slabs.







To the Rear

Paved patio area with steps up to raised artificial lawn area, recently installed air source heat pump, feather board fencing to side boundaries.











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

LAND TRANSCATION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

ANTI MONEY LAUNDERING

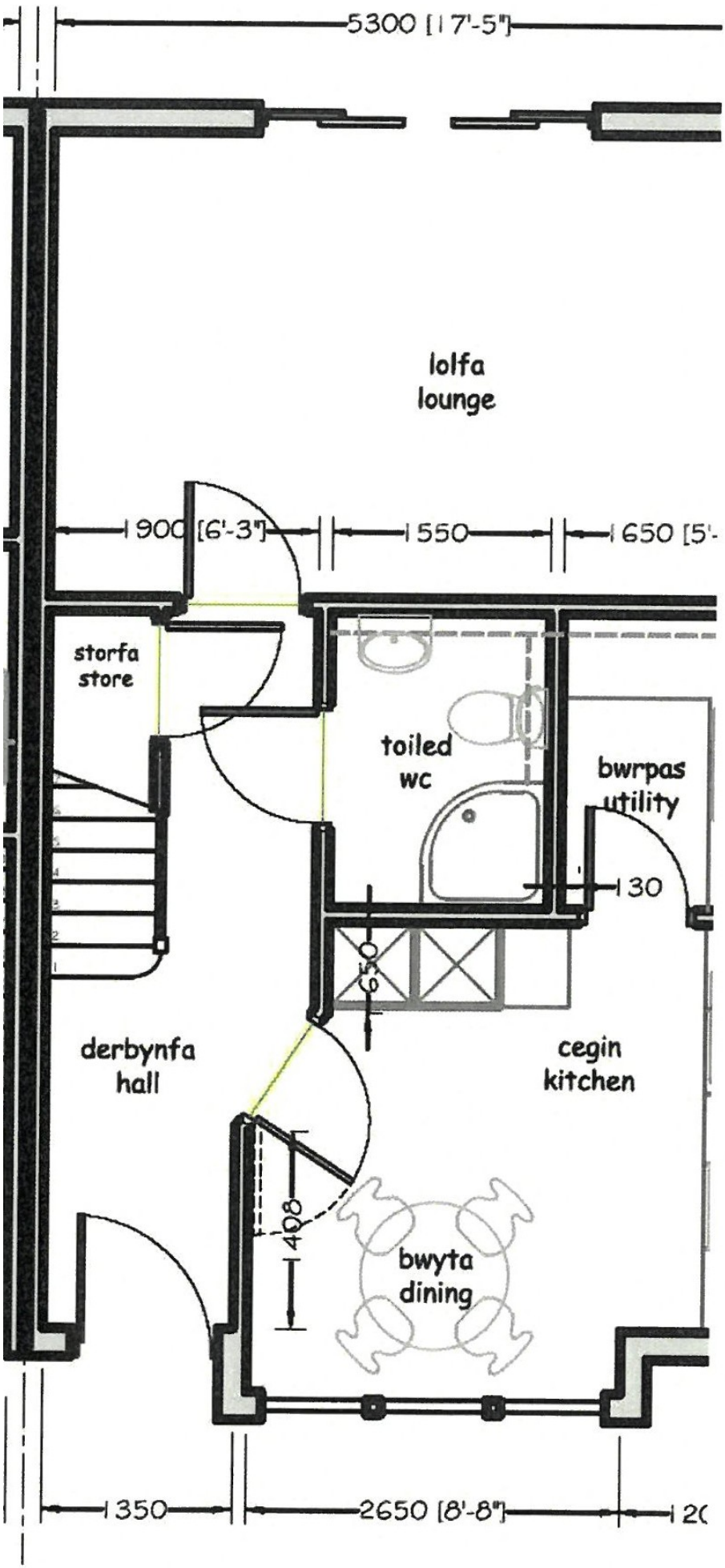
To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

Services

Mains electricity, water and drainage. Air source heating system.

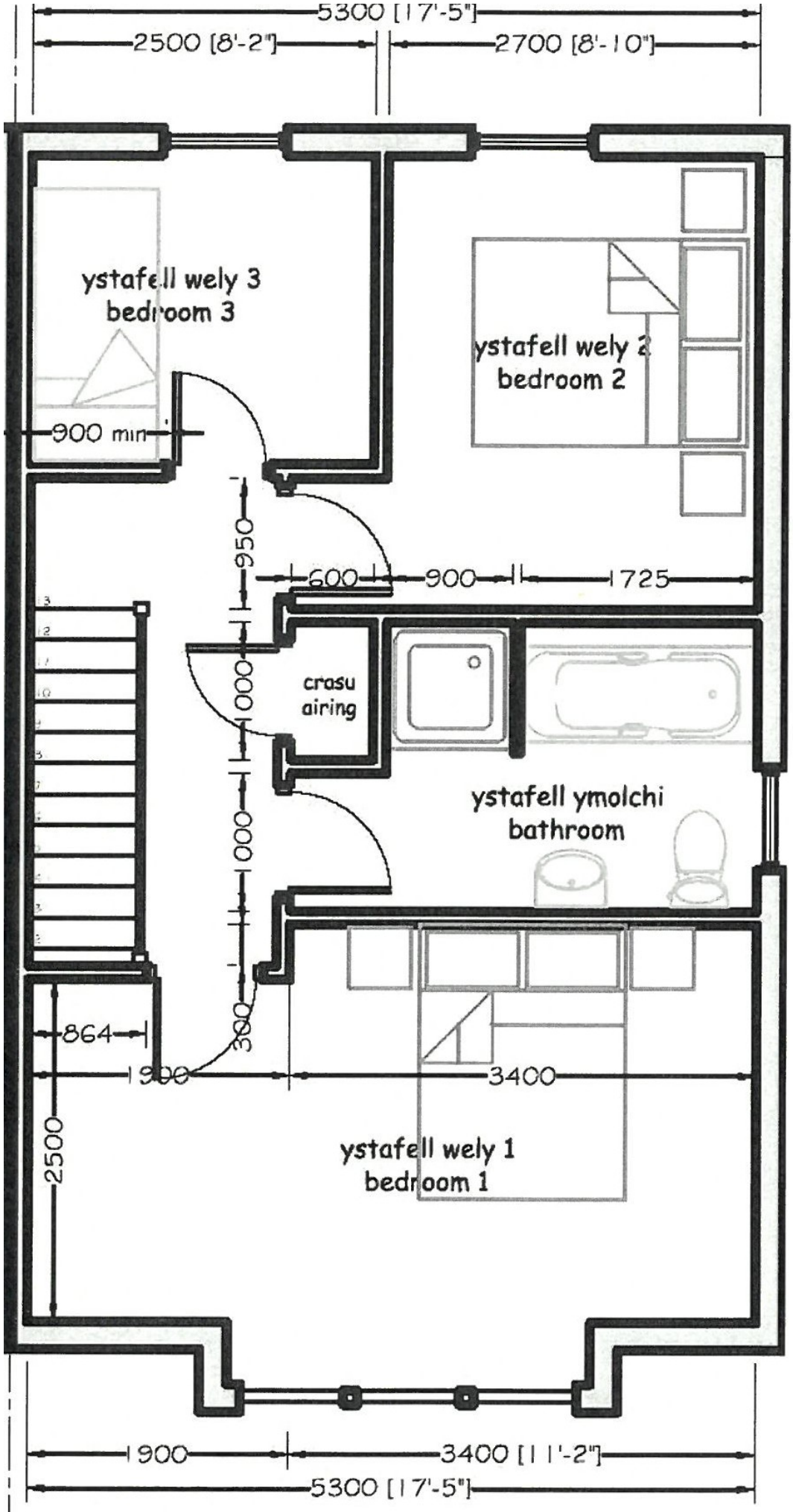
Council Tax Band C (Ceredigion County Council).

Tenure - Freehold.



Plot 10

Ground Floor 46.2m² / 497ft²



Plot 10

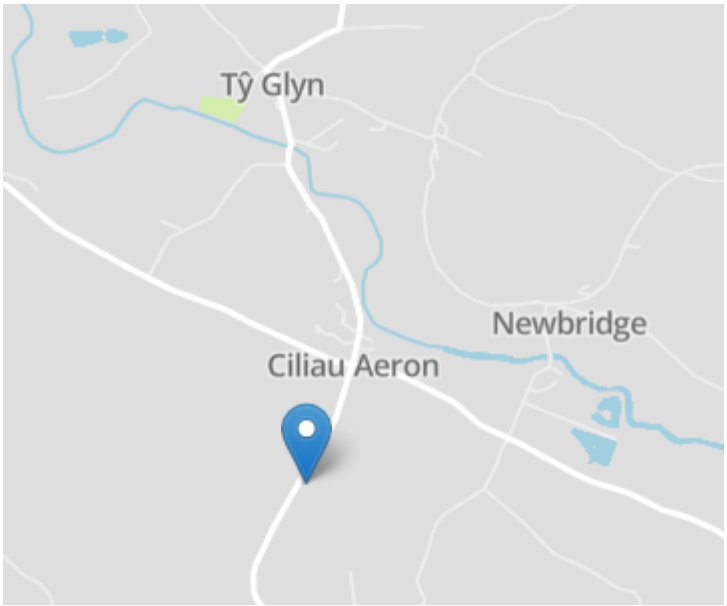
Ground Floor 46.2m² / 497ft²

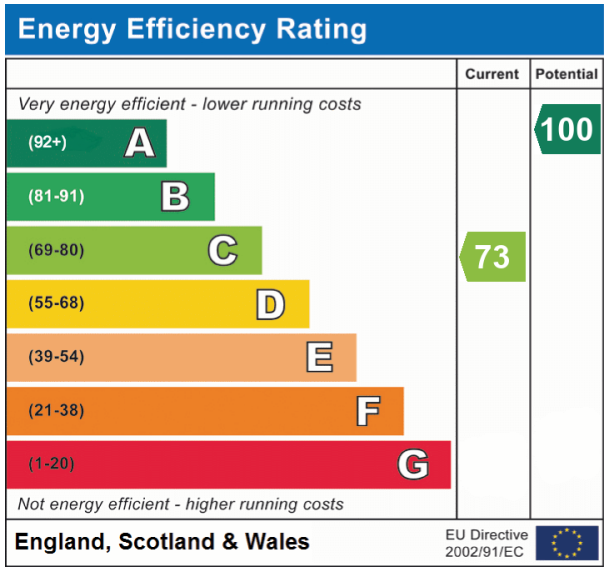
MATERIAL INFORMATION

Council Tax: Band C
N/A
Parking Types: Driveway. Private.
Heating Sources: Air Source Heat Pump.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: C (73)
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 Abereaeron proceed south-east on the A482 Lampeter road to the village of Ciliau Aeron. At the village crossroads alongside the old school turn right onto the B4339 Dihewyd road. After reaching the brow of the hill you will see the Village Hall on the left hand side, and Heol y Fedwen is the next development on the left. The property is located 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 :

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