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**Glyn Rhosyn Aberarth, Aberarth, Aberaeron, Ceredigion, SA46 0LA**

**Asking Price £420,000**

A substantial country bungalow offering Commodious 3/4 bedroomed accommodation, set in extensive gardens and grounds of approximately 1/2 an acre. Attractive rural location yet only approximately 1 mile inland from the Ceredigion Heritage Coastline and close to Aberaeron



## Location

Attractively located off a quiet road approximately 1 mile inland from the coast and some 2 miles from the destination harbour town of Aberaeron, the property is also convenient to Aberystwyth to the North.

## Description



A substantial country bungalow having large rooms, deserving of some cosmetic refurbishment and modernisation but being an excellent footprint and having the benefit of LPG gas fired central heating and uPVC double glazing. The property is light and airy, having large windows and patio doors, these having roller shutter screens. The property which is of traditional construction and offers the following accommodation;

### Front Recessed uPVC Entrance Door

Leading to

### Hallway

9'5 x 8'4 (2.87m x 2.54m)



### Study / Bedroom 4

7'8 x 6'5 (2.34m x 1.96m)

Radiator, front window.

## Living Room

23'1 x 17'9 (7.04m x 5.41m)



A lovely large room, with large picture windows to front and rear and having patio doors to side, leading to the Conservatory with a reconstructed stone fireplace with LPG coal effect fire inset (not tested), 2 radiators.

## Conservatory





## Kitchen / Dining Room

16'4 x 10'10 (4.98m x 3.30m)



With base and wall units incorporating ceramic sink unit, LPG hob, fitted double oven, space for dishwasher, radiator. Pantry cupboard.

## Rear Utility Room

10'10 x 10'9 max (3.30m x 3.28m max)

Having single drainer sink unit, wall mounted gas fired boiler, door to rear uPVC porch.

## Inner Hallway

With large built-in airing cupboard with copper cylinder. Access to the loft.

## Master Bedroom

21'1 x 16'3 overall (6.43m x 4.95m overall)



Having fitted wardrobes, double aspect windows, rear patio window. 3 radiators.

## En-suite Shower Room



With 3 piece suite comprising toilet, wash hand basin and shower.

## Main Bathroom

9'10 x 8'9 (3.00m x 2.67m)



Having bath with shower over, toilet, wash hand basin, heated towel rail, half tiled walls.



## Bedroom 2

16'6 x 9'8 (5.03m x 2.95m)



Radiator, front window, Fitted wardrobes and in-built dressing table with draws.

## Bedroom 3

10'8 x 7'8 (3.25m x 2.34m)

Front window.

## Externally



A feature of the property is the extensive plot, being privately screened behind an evergreen hedge of approximately 0.5 acre or thereabouts. The property is approached by a gated side driveway leading to the detached garage, greenhouse, extensive grassed and garden areas, which would benefit from re-establishment and backing onto open fields.

## Detached Garage



With electric operated up and over door.

## Services



We are informed the property benefits from connection to mains water, mains electricity, private drainage, LPG gas fired central heating.

## Directions

From Aberaeron take the A487 North, continue out of the town, after passing the first layby take the next Right hand turning, up past the church at Llandewi Aberarth to a T junction, turning Right again. Continue on this road for approximately 1/2 a mile and the property can be found on the Right hand side, as identified by the agents For Sale board. What3words pots.ratty.servicing

## Council Tax Band F



GLYN RHOSYN, ABERARTH, ABERAERON, SA46 0LA  
We understand the property is Council Tax Band F and the  
Council Tax payable for 2024 / 2025 financial year is £3008.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		56
(39-54) <b>E</b>	37	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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