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1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk



2 Tynfron, Llanarth, Ceredigion, SA47 0NN

Offers Over £207,750

WANT TO GET ON THE PROPERTY LADDER

CONVENIENT VILLAGE LOCATION, CLOSE TO NEW QUAY AND ABERAERON, WITH NO ONWARD CHAIN.

A WELL PRESENTED MODERN, EASY MAINTENANCE 2 BEDROOM HOUSE, IDEAL FOR FIRST TIME BUYERS, BUY TO LET, HOLIDAY HOME OR INVESTORS. WITH UPVC DOUBLE GLAZING AND ELECTRIC HEATING. PRETTY, LANDSCAPED LOW MAINTENANCE REAR GARDEN AND PARKING TO THE FRONT.

THE PROPERTY

built of high insulative timber frame construction with electric heating and UPVC double glazing and offering well presented accommodation.

FRONT ENTRANCE

via 1/2 glazed UPVC door to:-

HALLWAY

with laminate floor and stairs to first floor, electric heater, 1/2 glazed door to lounge.

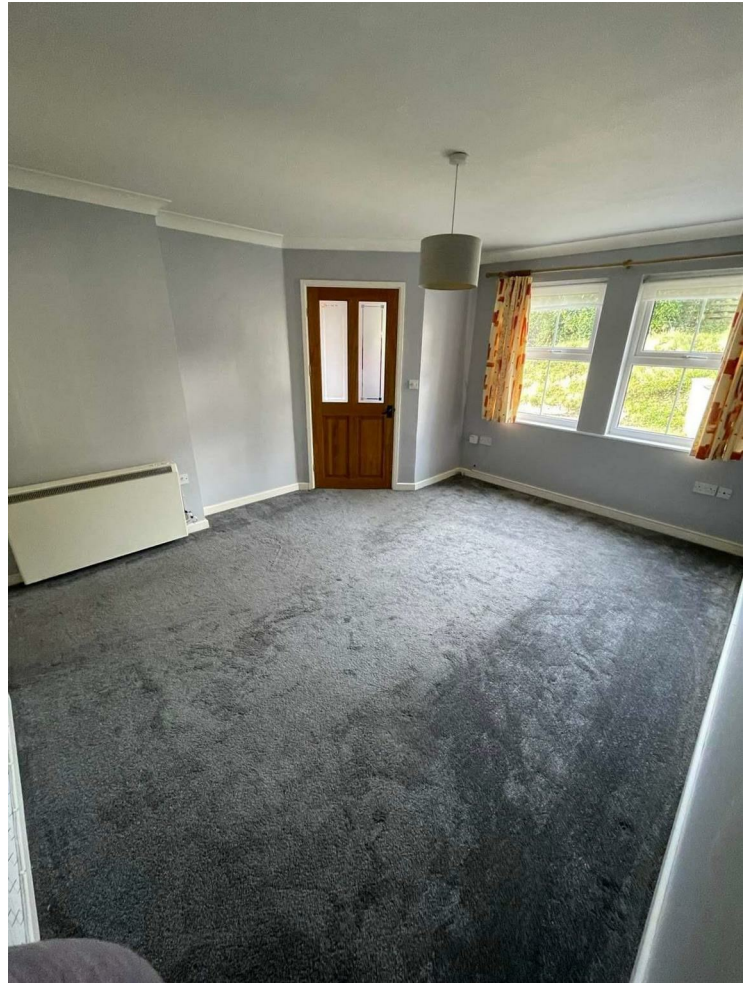
STORAGE AREA



Spacious under stairs storage area, with wash handbasin and has potential for conversion to a cloakroom.

LOUNGE

14'2" x 11'10" (4.32 x 3.61)



with 2 front windows, electric heater, TV and telephone/broadband points, glazed door to kitchen.

KITCHEN/DINING ROOM

15'3" x 9'6" (4.65 x 2.90)



fitted with an extensive range of base and wall units with stainless steel sink unit, double oven and hob with extractor hood over, space for washing machine and large fridge/freezer, breakfast bar, and door to rear garden.

FIRST FLOOR

stairs to first floor, with access to loft for storage.

BEDROOM 1

15'3" max x 11'10" (4.65 max x 3.61)



with double front facing windows and electric heater.

BEDROOM 2

11'5" x 8'9" (3.48 x 2.67)



facing the rear, electric heater.

BATHROOM



with washbasin, toilet and bath with power shower over, black splashbacks and shower surround. Airing cupboard with pressurised hot water system.

FRONT DRIVEWAY

with parking for up to 2 cars.

REAR GARDEN



on 2 levels with decked patio and seating area - ideal for BBQ's, and lower lawned area with glass greenhouse. All designed for ease of maintenance and relaxation, well landscaped and screened by mature trees with a pedestrian right of access via a path to get supplies in and out.

SERVICES

Mains electricity, water and drainage, electric Economy 7 heating with pressurised hot water off immersion heater. Telephone and broadband.

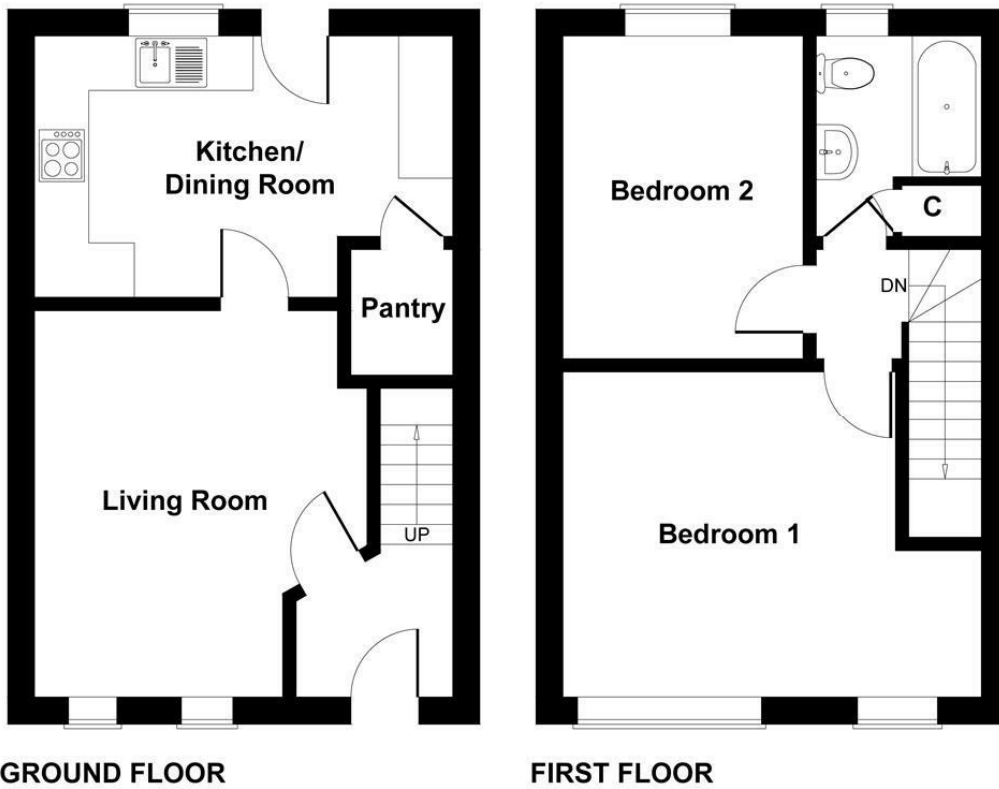
DIRECTIONS

From Aberaeron, take the A487 south to Llanarth. Go down the hill and as you start to climb uphill take the first turning to the right and the house is roughly 50 yds on. There is parking space with the property to the front.

COUNCIL TAX BAND 'C'

We understand the property is in council tax band 'C' with the amount payable per annum being £1842.32

2 Tynfron Llanarth



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	100
(81-91) B	85
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	65
(55-68) D	
(39-54) E	45
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



39 HIGH STREET, LAMPETER, CEREDIGION, SA48 7BB
Tel: (01570) 422395

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444

5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611