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Gwynfaes, 4 Berllan Deg, Aberaeron, Ceredigion, SA46 0EH

Asking Price £249,950

A well positioned house just on the outskirts of Aberaeron, offering comfortably sized 3 bedroomed accommodation with the benefit of oil fired central heating and double glazing, together with easy to maintain grounds and off lying garage. Well positioned on the level just on the outskirts of Aberaeron close to a bus stop and the integrated health center and within walking distance of all amenities offered within the town.

Ty mewn lleoliad da, ar gyrion Aberaeron, 3 ystafell wely maint cyfforddus gyda'r fantais o wres canolog olew a ffenestri dwbl, ynghyd â gerddi hawdd i'w chynnal a'u cadw a garej
 Mewn lleoliad da ar gyrion Aberaeron yn agos at safle bws a'r ganolfan iechyd integredig ac o fewn pellter cerdded i'r dref.

Description - Disgrifiad



A well positioned house just on the outskirts of Aberaeron, offering comfortably sized 3 bedroomed accommodation with the benefit of oil fired central heating and double glazing, together with a easy to maintain grounds and off lying garage.

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Reception/hall - Derbynfya

Access to large understairs storage cupboard.

Mynediad i gwpwrdd dan y grisiau.

Living room - Ystafell Fyw

15'7 x 10'3 (4.75m x 3.12m)



With front window, radiator and fireplace with open flue.

Gwresogydd a lle tân gyda ffliw agored.

Rear recessed / study area - Lle Ychwanegol

6'3 x 4'3 (1.91m x 1.30m)



An open plan area off the living room leading to the dining room. This could make an ideal study area with radiator.

Yn gynllun agored oddi ar yr ystafell fyw sy'n arwain at yr ystafell fwyta - swyddfa neu stydi delfrydol.

Dining room - Ystafell Fwyta

10'5 x 7'2 (3.18m x 2.18m)



With radiator, rear window and access to the kitchen.

Gwresogydd, ffenest gefn, arwain at y gegin.

Kitchen - Gegin

10'6 x 8 (3.20m x 2.44m)



With fitted kitchen units at base and wall level incorporating fitted cooker and hob with extractor hood over, 1 & 1/2 bowl sink unit and window overlooking the garden.

Gydag unedau cegin wedi'u gosod ar lefel gwaelod a wal, popty a hob wedi'i ffitio gyda ffan drosodd a sinc.

Utility room - Ystafell Amlbwrpas

10 x 8'1 (overall) (3.05m x 2.46m (overall))

With base units incorporating oil fired central heating boiler and plumbing for washing machine, tiled floor, door to cloakroom and rear door to garden.

Boeler gwres canolog olew a phlymio ar gyfer peiriant golchi, llawr teils a drws cefn.

Cloakroom - Ty Bach



With W.C. and wash handbasin.

Gyda W.C. a basn golchi dwylo.

FIRST FLOOR - LLAWR CYNTAF

1/2 landing - 1/2 landin

Radiator.

Gwresogydd

Main Landing - Prif Landin



With access to airing cupboard, being shelved, and access to partly boarded loft via drop down ladder.

Mynediad i'r cwpwrdd awyru a mynediad i'r llofft trwy ysgol

Front bedroom 1 - Ystafell Wely 1

15'7 x 10'4 (4.75m x 3.15m)



With front window, radiator and large built in wardrobes.

Gwresogydd, cypyrddau dillad a ffenest blaen.

Rear bedroom 2 - Ystafell Wely 2

10'4" x 8'77 (3.15m x 2.44m)



With radiator, built in wardrobes and rear window.

Gwresogydd, cypyrddau dillad a ffenest gefn.

Bathroom - Ystafell Ymolchi



Having a bath with shower unit over, wash handbasin, toilet, radiator and part tiled walls.

Gyda bath a uned gawod uwchben, basn golchi dwylo, toiled, gwresogydd a waliau wedi'u teilsio'n rhannol.

Bedroom 3 - Ystafell Wely 3

10 x 8'5 (3.05m x 2.57m)



With rear window and radiator.

Ffenest gefn a gwresogydd.

Externally - Allanol



A block paved driveway with off road parking and easy to maintain rear grounds being paved.

Parcio oddi ar y ffordd ynghyd â gerddi hawdd i'w chynnal a'u cadw

Off lying garage - Garej

20'9 x 9'6 (6.32m x 2.90m)



Having an up and over door.

Gyda drws i fyny a throsodd

Services - Gwasanaethau



We are informed this property is connected to main water, mains electricity, mains drainage, oil fired central heating.

Prif gyflenwad trydan, dwr a draeniad, gwres canolog olew.

Council Tax- Treth Cyngor - D

We are informed that the amount payable for 2025/26 is £2,308..

Rydym yn ymwybodol taw cyfanswm sy'n daladwy am 2025/26 yw £2,308..

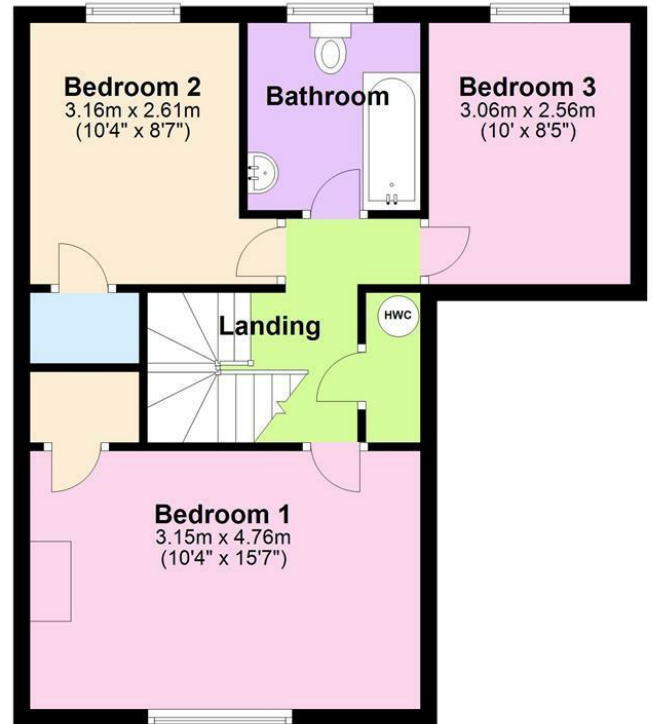
Ground Floor

Approx. 47.9 sq. metres (515.5 sq. feet)



First Floor

Approx. 48.1 sq. metres (517.2 sq. feet)

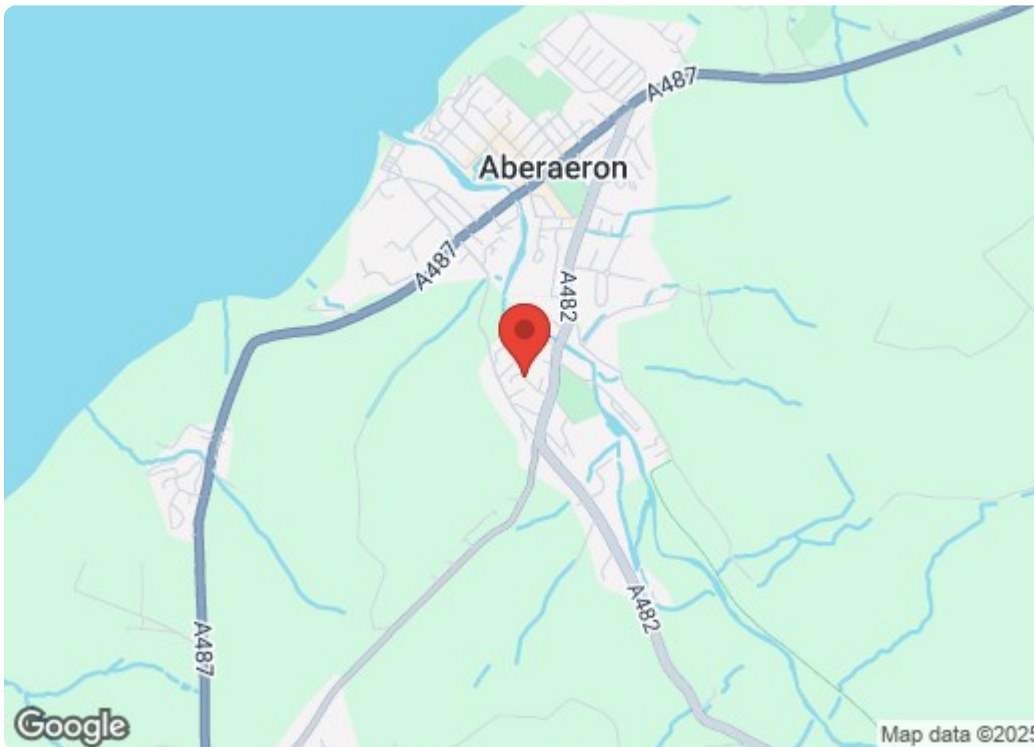


Total area: approx. 95.9 sq. metres (1032.7 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Gwynfaes, 4 Berllan Deg, Aberaeron



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	78
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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