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Aeron Dale Ciliau Aeron, Ciliau Aeron, Lampeter, SA48 8BY

Offers In Excess Of £200,000

This delightful detached 2 bedroom bungalow offers a perfect blend of comfort and convenience. Ideal for retirees or first-time buyers, the property boasts a manageable layout that ensures ease of living. The bungalow is equipped with highly efficient air source heating, complemented by solar panels, making it an environmentally friendly choice with a commendable A rated Energy Performance Certificate (EPC) rating. The accommodation is both inviting and practical, featuring good-sized gardens that offer a lovely outdoor space for relaxation or gardening enthusiasts. Ample parking is also available, ensuring that you and your guests can come and go with ease.

Conveniently located, the property is just three miles from Aberaeron and the stunning coast, making it an excellent base for those who enjoy seaside walks and the beauty of nature. Additionally, the regular bus route nearby enhances accessibility to local amenities and attractions.

Location

Attractively and conveniently situated in the Aeron Valley village of Ciliau Aeron in semi-rural surroundings yet within walking distance to a regular bus route and only some 3 miles from the Georgian harbour and market town of Aberaeron renowned for its cafe's, shops, restaurants etc. The property is also convenient to the larger towns on Lampeter to the east, Aberystwyth to the north and Cardigan to the south.

Description



A manageable, detached 2 bedroom bungalow in a popular Aeron Valley location standing in spacious gardens and grounds with the benefit of a recent Eco-4 replacement heating and insulation scheme resulting in an 'A' rated Energy Performance Certificate (EPC) via the air source heating system with PV Solar Panels. The property provides the following accommodation:

uPVC Entrance Door

To:

Hallway

Sitting Room

15'4 x 8'11 (4.67m x 2.72m)



An attractive snug space to relax with a fireplace (we are

informed having open flue), front double glazed window and 2 radiators.

Kitchen Dining Room

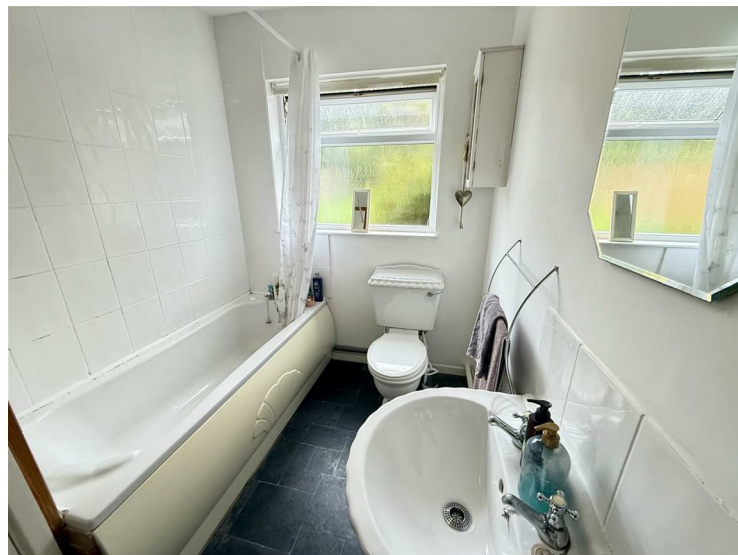
10 x 9'7 (3.05m x 2.92m)



With a tiled floor having a modern range of kitchen units at base and wall level incorporating a stainless steel 1 and a half bowl sink unit, electric oven and hob with extractor hood over, space for washing machine and tumble dryer, spot lighting, double aspect windows to side and rear, and with side entrance door.

Bathroom

9'7 x 6 (2.92m x 1.83m)



Having toilet, wash handbasin, bath with electric shower over and airing cupboard housing the pressurized hot water cylinder.

Bedroom 1
11 x 7'11 (3.35m x 2.41m)



With front window and radiator.

Bedroom 2
9'7 x 8'5 (2.92m x 2.57m)



With rear window and radiator.

Externally



A feature of this property is the good sized gardens and grounds with a gravelled driveway providing ample parking, a storage container with electricity connected, side concreted paths leading to rear enclosed garden with gravelled patio area and further front garden.

Directions

From Aberaeron, take the A482 to Ciliau Aeron and at the square turn left and immediately right. The property is the second on the right hand side as identified by the agent's For Sale board.

Services



We are informed the property benefits from connection to mains water, mains electricity and mains drainage with air source heating and solar PV panels.

Council Tax Band C

Council Tax Band C with amount payable for 2025/2026 being £2049.

Aeron Dale



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. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	100
(81-91) B		
(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		
(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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