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**Gerycoed Ciliau Aeron, Ciliau Aeron, Lampeter, SA48 7SH**

**Asking Price £280,000**

A spacious, 3 bedroom detached bungalow of traditional construction standing in large grounds with the benefit of uPVC double glazing and oil-fired central heating, and having the benefit of 2 garages and an attractive semi-rural location overlooking the Aeron valley. The property is conveniently located just 1 mile from Ciliau Aeron and only 4 miles from the Georgian harbour town of Aberaeron.

## Location



The property is attractively located in a semi-rural location along a quiet country lane in an elevated position, only approximately 0.25 miles from the A482 Aberaeron to Lampeter roadway and just 1 mile from the popular village of Ciliau Aeron. The property is conveniently located just 4 miles from the Georgian harbour town of Aberaeron, renowned for its colourful houses, popular cafes, restaurants, hotels and shops.

## Description

The property offers a substantial 3 bedroom bungalow residence of traditional construction, in need of some improvement and modernisation with uPVC double glazing and oil-fired central heating. The property affords more particularly, the following:

### Front Entrance Door

To:

### Reception Vestibule

### Hallway

12'10 x 10'9 (3.91m x 3.28m)

An inviting space, giving a feel for the well-proportioned accommodation upon entering the property. With radiator and door to cloak cupboard.

### Living Room

23'6 x 12'4 (7.16m x 3.76m)



A large, light room with triple aspect windows, stone fireplace having open flue with display shelving to either side.

## Kitchen

19'5 x 8'1 (5.92m x 2.46m)



Having an initial dining/breakfast area with bay window having attractive views. Useful kitchen area with a range of modern kitchen units at base and wall level incorporating a single drainer sink unit and cooker space.



### Bathroom

10'6 x 7'4 (3.20m x 2.24m)



This is currently designed as a wet room with a shower area having an electric shower, wash hand basin, W.C., part panelled walls, radiator and access to airing cupboard with radiator.

### Rear Bedroom 1

15'9 x 11'8 (4.80m x 3.56m)



With radiator and rear window.

### Rear Bedroom 2

16'5 x 11'8 (5.00m x 3.56m)



With radiator and rear window.

### Inner Hallway



Leading to:

### Front Bedroom 3

12'8 x 11'5 (3.86m x 3.48m)



With radiator and front window.

### Externally



A feature of this property is its attractive, rural location standing in a large plot with tarmac driveway providing parking for several vehicles.

### Attached Garage

18'4 x 10 (5.59m x 3.05m)



Housing the oil-fired central heating boiler and pressurised hot water cylinder.

### Detached Single Garage

11'10 x 19'11 (3.61m x 6.07m)



### The Grounds



The grounds are mainly sloping in nature offering mature gardens and grounds with a rear level garden area.

### Services

We are informed that the property is connected to mains water, mains electricity, private drainage to septic tank with oil-fired central heating.

### Please Note

We are informed that there is a private right of way across the rear of the property to adjoining land.

### Council Tax Band E

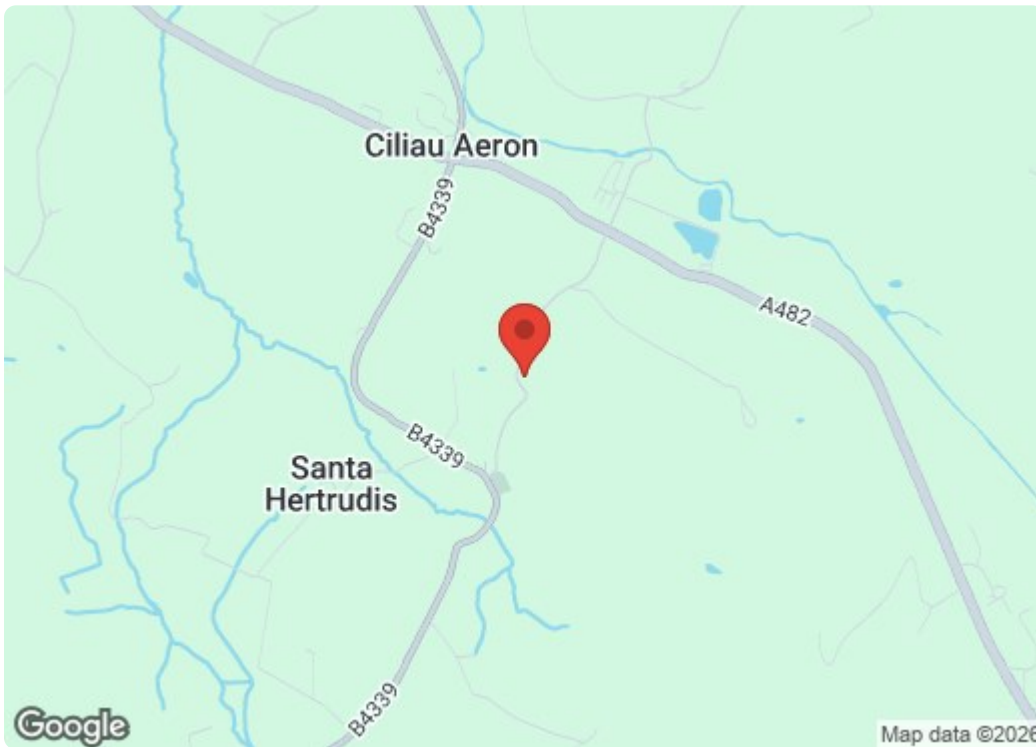
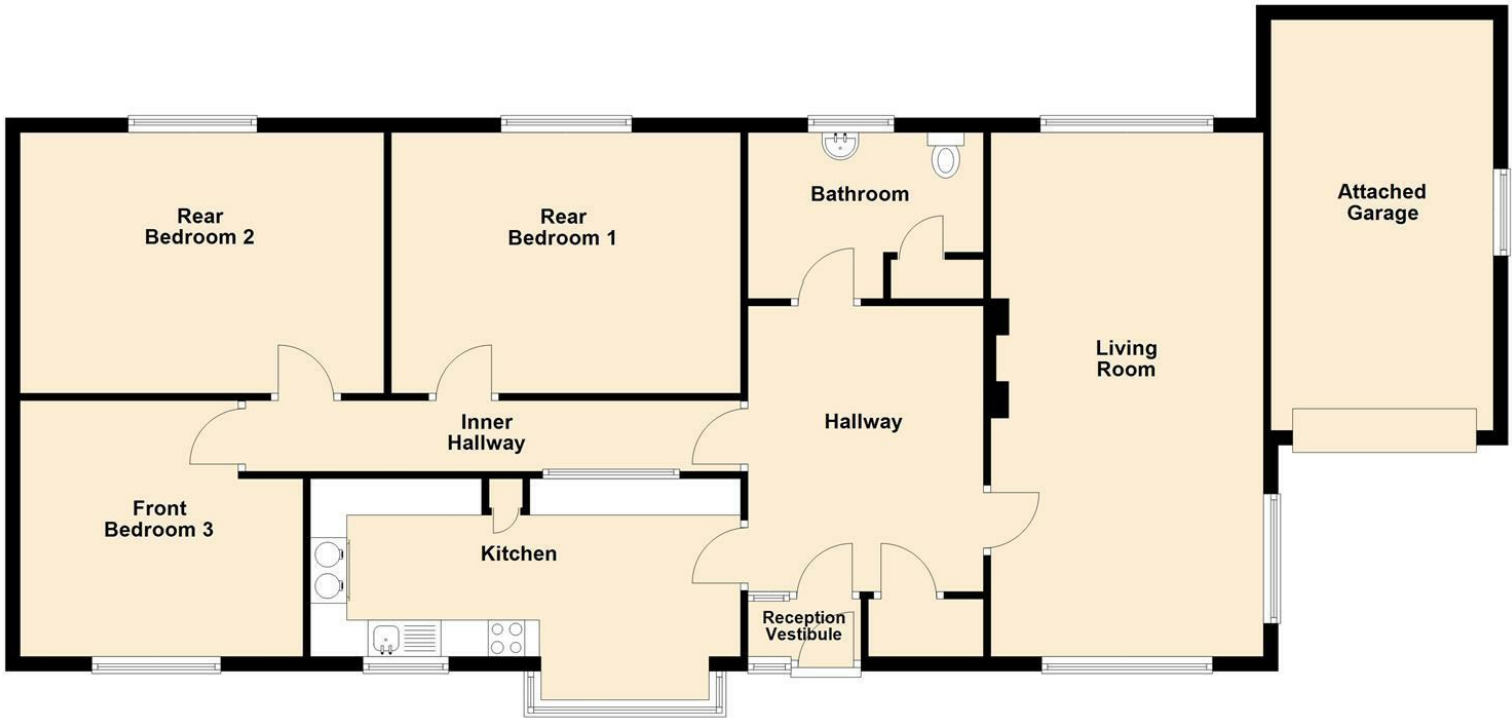
Council Tax charge for 2026/2027 is £2,906.

### Directions

What3Words: hardback.sharpness.riverbank

The property is best approached by taking the A482 from Aberaeron towards Lampeter. Proceed through Ciliau Aeron square taking the next right hand turning. Follow the country lane along until the property can be found on the left hand side as identified by the agent's For Sale board.

## Floor Plan



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** 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>		

**England & Wales** EU Directive 2002/91/EC



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