



CARDIGAN  
BAY  
PROPERTIES

EST 2021

5, Glanafon, Aberaeron, SA46 0EW

Offers in the region of £230,000



3



1



1



E







## 5, Glanafon, SA46 0EW

- 3 bed end terraced house
- Gardens to front, side and rear
- Popular Aberaeron town
- Walking distance to harbour and coast
- Walking distance to shops
- Good sized corner plot with no onward chain
- Off road parking with carport
- About 7 miles to New Quay
- Walking distance to schools
- Energy Rating: E

### About The Property

A delightful house, with no onward chain, situated in the popular coastal town of Aberaeron, occupying a corner plot which offers ample garden space to the front, side and rear. It has lovely views over the neighbouring allotment gardens and River Aeron. Aberaeron is a beautiful coastal town popular with locals and tourists alike, conveniently situated between Cardigan and Aberystwyth on the West Wales coastal road in Cardigan Bay. It has a rich heritage and is a thriving harbour town with many attractions and modern-day conveniences, including primary and secondary schools, shops, supermarkets, pubs, restaurants, and so much more. It is also famed for its beautiful colourful Georgian houses and stunning harbour.

The property is at the end of a small cul-de-sac and offers off-road parking to the front for two vehicles, with a small carport in front of the front door. The entrance is into a porch area, with a door to a useful storage cupboard under the stairs and another door into the hallway. The hallway has more storage, stairs to the first floor, doors lead into the kitchen and living room/diner. The kitchen is fitted with matching wall and base units with a sink and drainer, with a worktop over, there is space for an electric oven (extractor fan already fitted) and under counter fridge, freezer and space and plumbing for a washing machine, a door leads out to the rear garden. The living room/diner is a spacious room with space for a dining table, double patio doors leading out to the rear patio and garden, and a gas fire.

On the first floor are three bedrooms, two of which are doubles with free-standing wardrobes, the front two bedrooms benefit from views over the neighbouring garden allotment plots and the River Aeron. The rear bedroom has views over the garden and out to the town. A family bathroom with a bath, with shower over, w/c and wash hand basin and a useful airing cupboard that houses the gas combi boiler.

Offers in the region of £230,000



Externally:

The property is approached off of Panteg Road, onto the small cul-de-sac and is found right at the bottom right-hand corner, occupying a corner plot. To the front is a lovely garden space, with a tarmac drive down the middle offering off-road parking for 2 vehicles. This parking space could be extended to the side (by removing part of the lawn area) to accommodate more cars if needed. There is a small carport over part of the drive which gives covered access to the front door. The garden continues to the side of the property, via a wooden gate, into a further lawn area, this space houses the LPG Gas tank and is bounded by a mature hedge. A path carries on to a garden

shed and onto the rear garden. This area has a lovely patio outside the living room, which is a great space to relax or enjoy some outside dining, and the garden carries on to a further lawn area, with fencing and mature hedging. The property is within easy walking distance of the town and all its amenities.

As this is a corner plot, there is ample space to extend this property (STPP) if needed to create additional living space, without compromising on losing too much garden space. This is a property full of possibilities in a popular and vibrant town, viewing is essential.

Porch  
7'4" x 4'10"

Under stairs Cupboard

6'10" x 4'0" max

Hallway

10'3" x 4'11" max

Kitchen

10'3" x 7'0"

Living room / diner

22'9" x 10'6" max

Landing

7'11" x 6'3"

Bedroom 1

11'8" x 10'2"

Bedroom 2

10'5" x 12'5" max

Bedroom 3

8'9" x 8'0"

Bathroom

6'11" x 6'7" max

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: C - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking on driveway and under carport. The road that gives access to the property from the main Panteg Road, Glanafon Estate Road is not adopted by the council. Each property would have to contribute equal share for maintenance for the private access road and any mains water and drainage pipes that may run under it.

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage - Each property

would have to contribute to any maintenance for any mains water and drainage pipes that may run under the cul-de-sac.

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (LPG ) boiler servicing the hot water and central heating. LPG tank in the garden is owned by Flogas a daily standing charge is payable.

BROADBAND: Available but Not Connected - TYPE

- Ultrafast available in the area - up to 1000

Mbps Download, up to 220 Mbps upload available

PLEASE CHECK COVERAGE FOR THIS PROPERTY

HERE - <https://checker.ofcom.org.uk/> (Link to

<https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: No Signal / Poor Signal / Signal Available , please check network providers for availability, or please check OfCom here -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that Drws-y-Coed is to be used as a private dwelling house only and not for any trade or business purposes.

ii) No temporary erection or structure can be kept on the land. This specifically includes a caravan. iii) No posters, or boardings for advertising purposes can be displayed on the property.

RIGHTS & EASEMENTS: The seller has advised that the previous local authority searches and enquiries before contract revealed the following:

The drains, pipes and cables that provide the property with the basic services pass under land that does not belong to the property. The conveyance will of course grant the necessary rights for the use of these services and also in







respect of their up-keep, but you will have to contribute a proportionate part of the costs should any repairs prove necessary. The property is drained into a public sewer via a private one. The cost of any maintenance to the private sewer will have to be borne by the owners of those properties that are affected.

FLOOD RISK: Rivers/Sea – N/A – Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are Handrails fitted to the front and back of the property. Handrail fitted to the stairs.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the

Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> – we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS – PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here – <https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC – these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.



VIEWINGS: By appointment only. The road that gives access to the property from the main Panteg Road, Glanafon Estate Road is not adopted by the council. The responsibility for its upkeep is borne by the owners of the properties abutting the road.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

HW/HW/11/24/OK























#### **DIRECTIONS:**

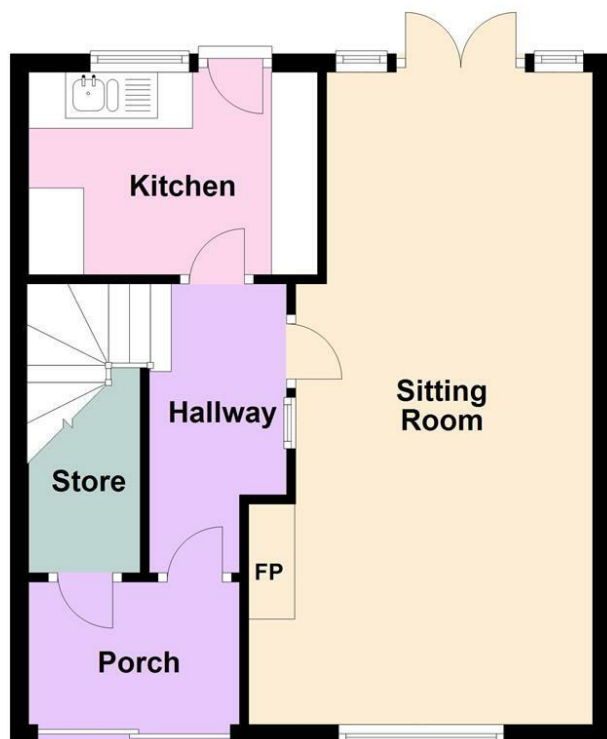
From Cardigan head northwards along the A487 for about 22 miles until you reach the town of Aberaeron. As you enter the town, take the first right up Panteg road (signposted Llanerchaeron).

Follow this road for a short distance up the hill and through a small wooded area, and you will see a left turning into Glanafon. Turn left here and follow the road all the way to the bottom of the cul-de-sac and you will find this property, last on the right-hand side, denoted by our for sale board.

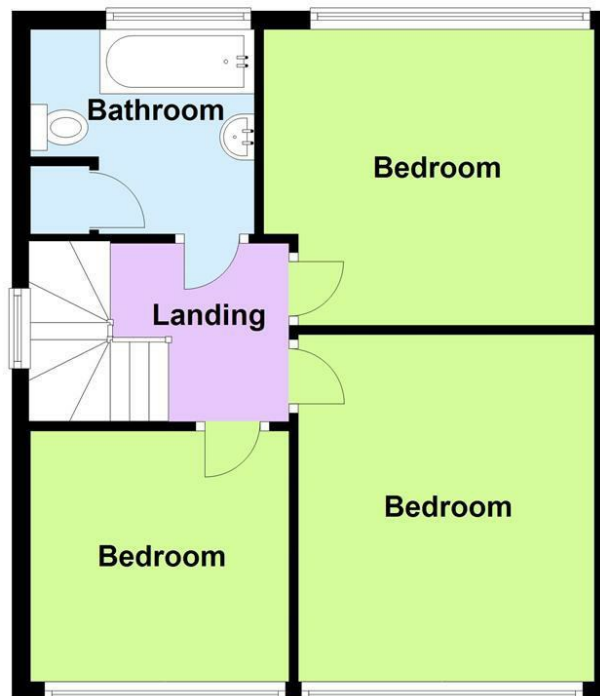




## Ground Floor




## First Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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