



FOR SALE BY PRIVATE TREATY

Uninterrupted sea views

Brand new 2 double bedroom house built to a high specification with parking and garden. Situated in a delightful coastal village location just one mile North of Aberaeron with stunning uninterrupted SEA VIEWS over Cardigan Bay.

**5 CLOS EMRYS
ABERARTH
ABERAERON SA46 0LX**



A rare opportunity to acquire a brand new coastal family home with the added benefit of having energy efficient air source heating and attic roof room trusses allowing potential for future conversion.

VIEWING HIGHLY RECOMMENDED

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS
Email: property-sales@raw-rees.co.uk

(01970) 617179

Website: www.raw-rees.co.uk

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Plot 5, Clos Emrys, Aberarth, Aberaeron, SA46 0LX

HALL



Window. Staircase rising to first floor. Under floor heating to ground floor with light oak effect floor covering. Light oak doors off to each room

LOUNGE



11' 3" x 12' 3" (3.43m x 3.73m)

Front window. Wood effect floor.

KITCHEN/LIVING/DINING ROOM



KITCHEN AREA



13' 9" x 13' 9" (4.19m x 4.19m)

Coastal aspect to light spacious family room. Wood effect floor. Quality fitted base and wall units with tiled areas and composite work surface. Inset stainless steel sink. Inset electric hob with extractor over. Fitted oven with microwave over. Dishwasher. Space for American fridge/freezer.

DINING AREA



13' 9" x 6' 9" (4.19m x 2.06m)

Coastal aspect from French doors onto rear sun patio and lawn garden. Velux ceiling window.

UTILITY ROOM

Heating system equipment. Space for washing machine, shelf over for dryer. Stable door to rear sun patio & garden.

CLOAKROOM



Corner wash hand basin. WC. Half tiled walls. Tiled floor.

FIRST FLOOR

LANDING



Spacious landing/study area with window.
Access to attic. Airing cupboard.

ATTIC

Extensive open attic with room trusses
allowing potential for future conversion.

BEDROOM 1



11' 3" x 12' 3" (3.43m x 3.73m)

Window to rear with sea views. Central
heating radiator.

BEDROOM 2



11' 3" x 10' 6" (3.43m x 3.2m)

Window to front. Central heating radiator.

BATHROOM



Panelled bath with electric shower over, shower door. Vanity wash hand basin with mirror over. WC: Fully tiled walls and floor. Heated towel rail.

OUTSIDE



Fore tar-macadamed parking area.

Rear spacious level lawn garden, fence enclosed with sun patio adjoining back of house.

SERVICES

Mains electric, water & drainage. Electric air source central heating. Under floor to ground floor, radiators to first floor. Full uPVC double-glazing.

COUNCIL TAX

to be assessed

VIEWING

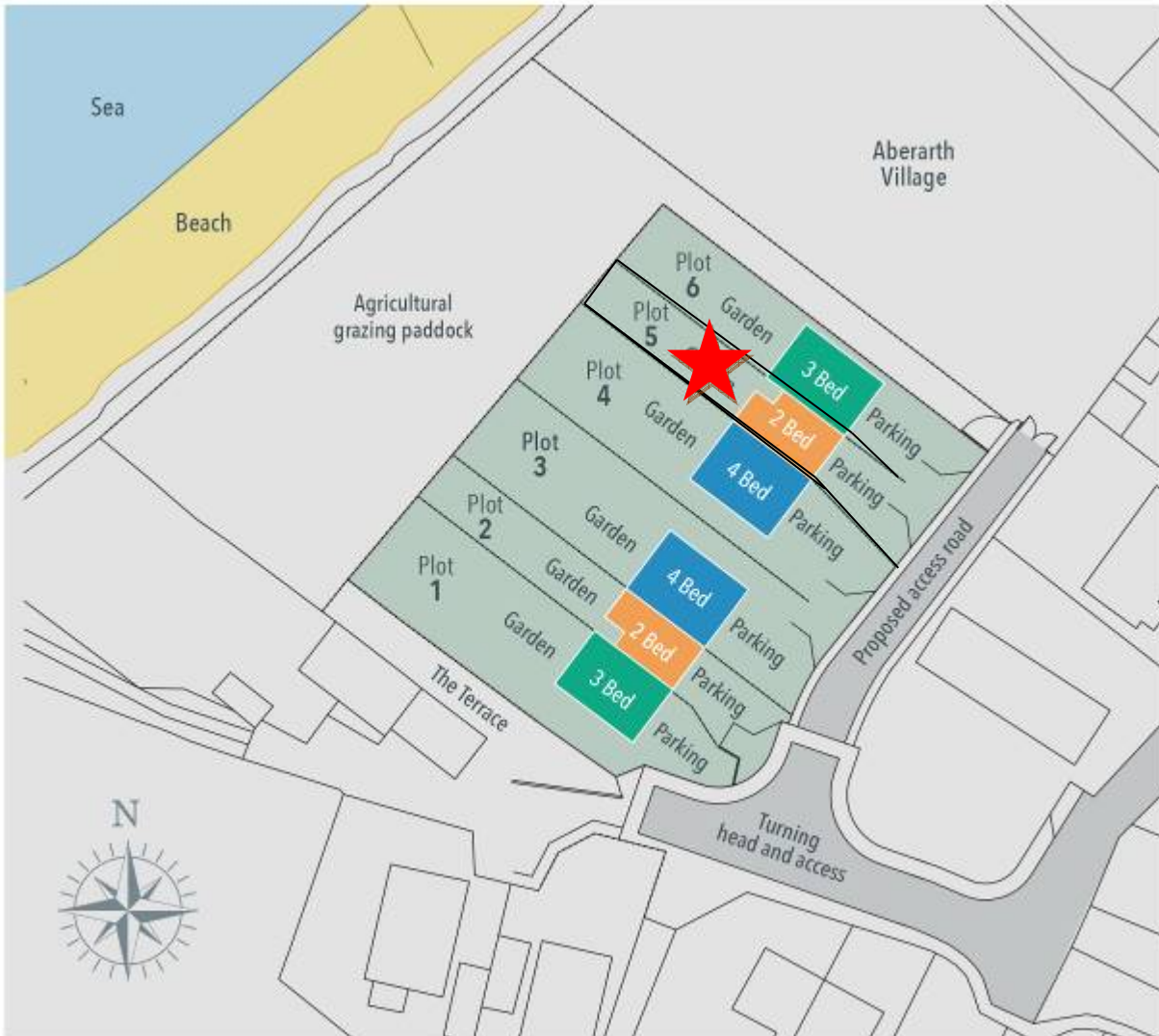
Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179 24-hour answer phone

PRICE:

£275,000



Aberarth village



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Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.