

Regulated by:



**RICS**



Since 1989

*Excellent Opportunity of acquiring a most valuable Commercial/Investment/Residential property within the centre of the popular Georgian Harbour town of Aberaeron on Cardigan Bay - West Wales.*



**The Old Post Office, 5B Alban Square, Aberaeron, Ceredigion. SA46 0AD.**

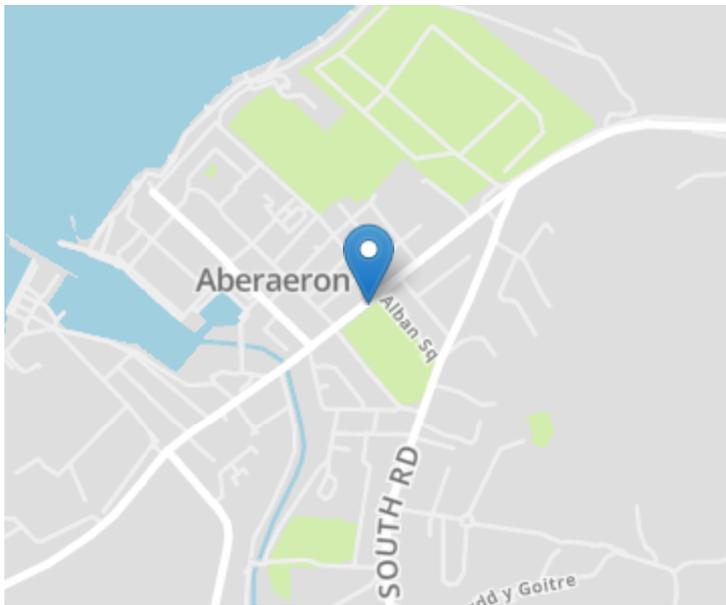
**Ref C/2091/DD**

**£435,000**

**\*\*Substantial Prime Town Centre Georgian Premises\*\*Originally the Old Town Post Office\*\*Fronting the main thoroughfare\*\*Across the road to the bus stop and overlooking the town Green\*\*3 bedrooms\*\***

Provides the ground floor shop/commercial area divided into four sections, extending in all to some 760 sq ft or thereabouts. Could easily be let as two separate areas. 2 Refurbishment Residential Flats at Ground and First Floor level. Rear yard, ample parking. Garage.

Aberaeron lies alongside the main A487 coast road, almost equi distant from Aberystwyth to the north and Cardigan to the south. A popular and busy Georgian harbour seaside town with a comprehensive range of shopping and schooling facilities.



## GROUND FLOOR

### Retail/Commercial Premises

with front door. Could be utilised as one complete unit or separate trading areas viz :

### Front Section

27' 0" x 13' 8" (8.23m x 4.17m) with part division, 2 front display windows, laminate flooring.



### Rear Trading Space

17' 0" x 14' 1" (5.18m x 4.29m) with tiled floor.



### Separate Staff/Customer Toilets

Having low level flush toilet, wash hand basin, fully tiled walls.



### Further Retail Back Room

16' 4" x 8' 7" (4.98m x 2.62m) with laminate flooring, rear window and rear exterior door.

## RESIDENTIAL FLATS

### Ground Floor Flat known as Ty Post.

Originally built in the year 2000 - Recently refurbished, benefits full LPG gas fired central heating and comprises -



### Hall

With central heating radiator and tiled floor.

### Bathroom

With tiled floor, good quality white suite providing a jacuzzi bath, shower with folding shower screen, vanity unit with in set wash hand basin and cupboard under, low level flush toilet, heated towel rail



### Double Bedroom

12' 5" x 8' 8" (3.78m x 2.64m) with laminate flooring.



### **Living/Kitchen/Dining Room**

12' 5" x 11' 1" (3.78m x 3.38m) with tiled floor, a new modern range of kitchen units comprising of base cupboards with formica working surfaces, matching fitted wall cupboards, stainless steel single drainer sink unit with mixer taps, integrated dish washer, fridge, oven with ceramic hob unit, cupboard housing the LPG gas fired central heating boiler, part tiled walls. French doors to outside patio area



## **FIRST FLOOR FLAT 2 (NEWYDD HEN)**

• Large walled in outside patio/verandah

### **Entrance Hall**

### **Double Bedroom 1**

13' 0" x 9' 3" (3.96m x 2.82m) with tiled floor, central heating radiator, Worcester LPG gas fired central heating boiler

### **En Suite Shower Room**

providing a shower cubicle, wash hand basin and low level flush toilet

### **Main Bathroom**

6' 0" x 5' 8" (1.83m x 1.73m) providing bath, wash hand basin and toilet

### **Living/Kitchen/Dining Room**

15' 11" x 13' 10" (4.85m x 4.22m) L-shaped. The Kitchen Area is fitted with a range of wood fronted base and wall cupboard units, formica working surfaces, 1 1/2 bowl single drainer sink unit with mixer taps, integrated oven and hob unit with cooker hood, part tiled walls, 2 front aspect windows with lovely views over the town green





### Living Room or Bedroom 2

13' 9" x 9' 8" (4.19m x 2.95m) with window to front overlooking town green, central heating radiator



### EXTERNALLY

#### To the Rear

The property fronts onto a rear service lane which gives vehicular access to a private parking space, rear yard and patio.

### Garage

A single garage with up and over door. Currently Let

### Services

Mains Services.

### Directions

From Morgan and Davies office proceed to town square and turn left. This will take you onto the main A487 coast road travelling down Alban Square and you will see the property half way down the street on the left hand side opposite the town green and bus stop.