

Regulated by:



**RICS**



Since 1989

*A highly desirable 2-3 Bed (En Suite) town house with rear garage and parking. Georgian Harbour town of Aberaeron - West Wales.*



**Melbourne, 29 North Road, Aberaeron, Ceredigion. SA46 0JG.**

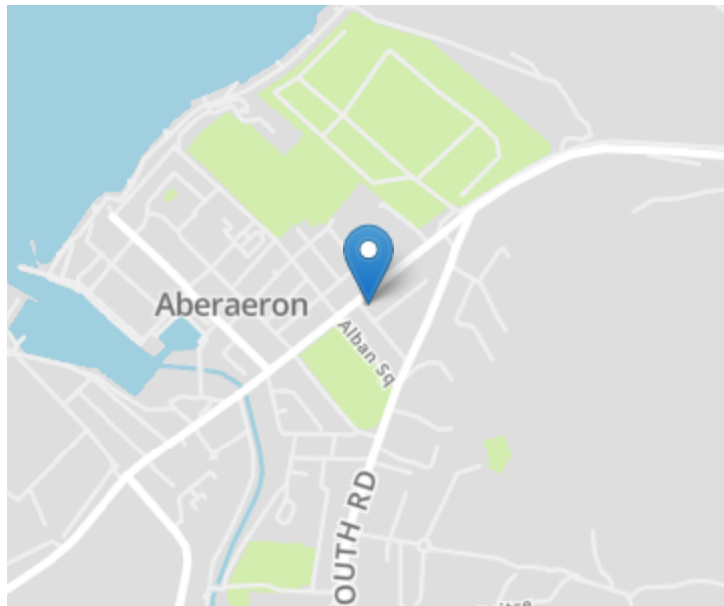
**Ref R/4018/ID**

**£410,000**

**\*\*Highly desirable double fronted Georgian town house in the heart of the popular Georgian town of Aberaeron on the Cardigan Bay coastline\*\*Spacious 2-3 Bed En Suite Accommodation\*\*Enclosed south facing rear garden\*\*The property is finished to a high standard\*\*Rear Garage and private parking\*\*Oil fired central heating\*\*Sympathetically modernised yet retaining many original character features\*\*Grade II Listed\*\*Sash windows with secondary glazing\*\*A SUPERIOR AND SUBSTANTIAL PROPERTY WHICH DESERVES TO BE VIEWED\*\***

The Accommodation provides - Ent Hall, Rec Room/3rd Bedroom, Open Plan Living/Dining Room, Inter connected Galley Kitchen, Rear Sun Room, Utility Room, Downstairs Shower Room. Cellar. First Floor - 2 Double Bedrooms, (1 En Suite) and modern bathroom.

Well situated in the centre of the Georgian Harbour town of Aberaeron being a convenient level walking distance of a comprehensive range of shopping and schooling facilities, bars, restaurants, doctors surgery, harbour and sea front. The larger University town of Aberystwyth is some 16 miles to the North and equi distance to the town of Cardigan to the South.



## GROUND FLOOR

### Entrance Hall

15' 4" x 5' 3" (4.67m x 1.60m) via hardwood door with lightwell above, carpet well, 2 central heating radiators, stairs to first floor, exposed cornices.



### Reception Room 1 / (Bedroom 3)

13' 2" x 14' 0" (4.01m x 4.27m) with dual aspect sash windows to front and side, tiled fireplace and surround, 2 central heating radiators, alcove, picture rail.



### Open Plan Lounge/Dining Room

26' 0" x 13' 6" (7.92m x 4.11m) a lovely light and open space with sash window to front, open fireplace with marble ornate surround, alcove, wall lights, 4 central heating radiators, space for 6 seater dining table, 6' double glazed sliding door to -





**Sun Room**

10' 6" x 8' 9" (3.20m x 2.67m) with dwarf walls and double glazed units, double glazed roof, central heating radiator, tiled flooring, glazed double doors to rear garden. Access into -





### Galley Kitchen

8' 3" x 24' 4" (2.51m x 7.42m) with range of cream base and wall cupboard units with formica working surfaces above, single drainer sink, Select Diplomat electric oven, 4 ring electric hob, stainless steel extractor fan, tiled splash back, integrated dishwasher, central heating radiator, breakfast bar, door into -



### Utility Room

7' 2" x 6' 2" (2.18m x 1.88m) with plumbing for automatic washing machine, double glazed door to rear, dwarf walls, glazed units, glazed roof, tiled flooring.



### Downstairs Shower Room

8' 4" x 3' 5" (2.54m x 1.04m) a modern white suite comprising of an enclosed shower unit with mains shower above, dual flush w.c. pedestal wash hand basin, central heating radiator, pvc boards to walls, extractor fan, frosted window to rear, tiled flooring.



### FIRST FLOOR

#### Split Level Landing

8' 0" x 5' 9" (2.44m x 1.75m) with sash window to front, central heating radiator, hatch to loft. Door into airing cupboard.



### Main Bathroom

8' 3" x 9' 3" (2.51m x 2.82m) a recently installed white suite comprising of a panelled bath with mixer tap, enclosed shower unit with mains shower above, pedestal wash hand

basin, dual flush w.c. frosted window to rear and side, vinyl flooring, half pvc lined walls, spot lights to ceiling, central heating radiator.



### Double Bedroom 1

14' 2" x 14' 0" (4.32m x 4.27m) with sash window to front, 2 central heating radiators, multiple sockets.



### Principal Bedroom 2

12' 6" x 26' 0" (3.81m x 7.92m) with sash window to front, dormer window to rear, 3 central heating radiators. (This room could certainly be reconfigured into 2 double bedrooms). Door into -





**En Suite**



7' 0" x 13' 4" (2.13m x 4.06m) with low level flush w.c. pedestal wash hand basin, central heating radiator, window to rear, shaver light.

**EXTERNALLY**

**To the Front**

The property has street frontage onto North Road.



**To the Rear**

A lovely enclosed garden being south facing with patio laid to slabs for ease of maintenance with shrub and flower beds.





### **Detached Single Garage**

With up and over door, electricity connected, double glazed window to rear and side, exterior door.

### **Cellar**

32' 0" x 14' 0" (9.75m x 4.27m) being the width of the house, houses the Worcester oil fired boiler and having external access via slate steps to North Road.

### **TENURE**

The property is of Freehold Tenure.

### **Services**

We are advised that the property benefits from mains water, electricity and drainage.

### **Directions**

Travelling through the town of Aberaeron on the main A487 coast road northwards towards Aberystwyth you will pass the town green on the right hand side, you will see the property as the first on the right immediately after passing the former The Royal Oak public house.