

Character Cottage in Coastal Village. Cardigan Bay - West Wales.



Glasfryn, Aberarth, Aberaeron, Ceredigion. SA46 0LR.

£320,000

R/4188/RD

****A most charming comfortable and quirky three storey Stone Welsh Cottage**Double Glazing and Central Heating**Delightful Spacious Garden Bordering River**5 Minutes Walk Sea Front**Private Forecourt Parking**Studio/Workshop****

MUST BE VIEWED TO BE APPRECIATED**

The Accommodation provides - Ground Floor -Rec Room/Bed 3, Living Room/Bed 4, Rear Sitting Room, Family Bathroom. First Floor provides 2 Bedrooms plus refurbished Shower Room and wc. Lower Ground Floor provides a 20ft Kitchen/Dining Room, Large Cellar Room. Elevated decking and patio overlooking river. Purpose built Studio/Workshop. Extensive level garden, further decking and barbecue area overlooking river. All south facing.

Located fronting the main A487 coast road within the popular coastal village community of Aberarth which adjoins the All Wales coastal path, less than a mile from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. Half an hours drive from the Coastal University and Administrative Centre of Aberystwyth and equi distant to the University town of Lampeter.



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GROUND FLOOR

Entrance Hall

Half Glazed entrance door with central heating radiator



Reception Room/Bedroom 3

13' 2" x 6' 7" (4.01m x 2.01m) with front aspect window, central heating radiator.



Living Room/Bed 4

13' 7" x 12' 0" (4.14m x 3.66m) 13' 5" x 11' 10" (4.09m x 3.61m) with front aspect window, former fire place, central radiator.



Rear Sitting Room

18' 0" x 10' 7" (5.49m x 3.23m) a lovely light and airy room on a mezzanine floor level with 3 rear aspect windows and 2 Velux windows, central radiator.



Family Bathroom

10'5" x 6'8" with a white suite providing a free standing double ended bath, low level flush toilet, wash hand basin, heated towel rail, tiled walls, side window, Velux window and a built in airing cupboard.



FIRST FLOOR

Central Landing

Approached via staircase from the Entrance Hall.



Front Bedroom 1

13' 4" x 11' 8" (4.06m x 3.56m) with front aspect window and central radiator.



Shower Room

8' 0" x 5' 0" (2.44m x 1.52m) with a white suite provides a walk in shower with dual head shower unit, low level flush toilet, vanity unit and wash hand basin, mirror and light, heated towel rail.



Front Bedroom 2

13' 4" x 6' 8" (4.06m x 2.03m) with central heating radiator and front aspect window.



LOWER GROUND FLOOR (Ground Floor at rear)

Kitchen/Dining Room

20' 0" x 9' 6" (6.10m x 2.90m) with Travertine tiled floor, central heating radiator, under stairs cupboard, multifuel Stanley cooking range with back boiler for domestic and

central heating and hot water. A fitted range of bespoke kitchen units with oak worktops, stainless steel double bowl, single drainer sink unit with mixer taps. LPG hob unit with stainless steel splash back, integrated Neff double oven, side and rear aspect windows (staircase to sitting room).



Cellar Room

There is a there is also a cellar room with outside access, 25' approx. in length providing useful storage space.

EXTERNALLY

To the Front

Front pull in parking space.



To the Rear

Immediately to the rear of the cottage is an elevated deck/patio area with outside tap and Belfast sink. A decked bridge leading over to a -



Studio Workshop

13' 0" x 9' 0" (3.96m x 2.74m) Purpose Built elevated Studio Workshop of insulated timber construction with electricity connected.



To the Side

To the side is a Woodstore and a Garden Shed. Also stone Built Shed.

Steps descend to an extensive, level garden mainly to grassed areas with shrubs and flower borders, decking/BBQ area overlooking river.

Potting Shed. Greenhouse.

A lovely setting bordering the River Arth all enjoying a warm southerly aspect.





TENURE

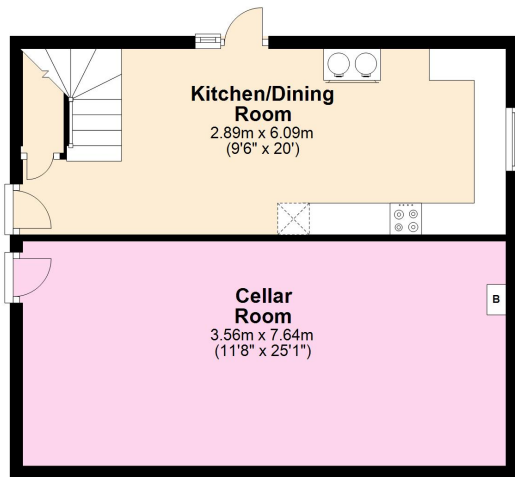
We are informed the property is of Freehold Tenure and will be vacant on completion.

Services

Mains Electricity, Water and Drainage. Oil fired central heating. Double Glazing. Council Tax Band D.

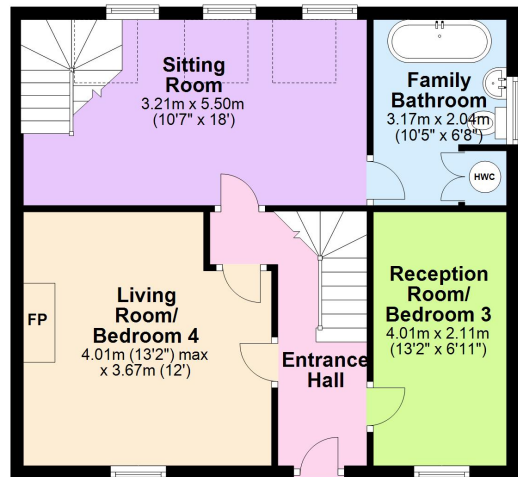
Lower Ground Floor

Approx. 50.4 sq. metres (542.3 sq. feet)



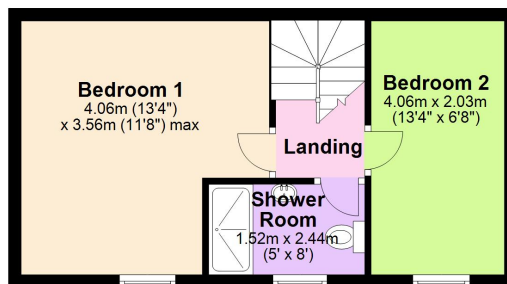
First Floor

Approx. 50.8 sq. metres (547.3 sq. feet)



Second Floor

Approx. 30.7 sq. metres (330.9 sq. feet)



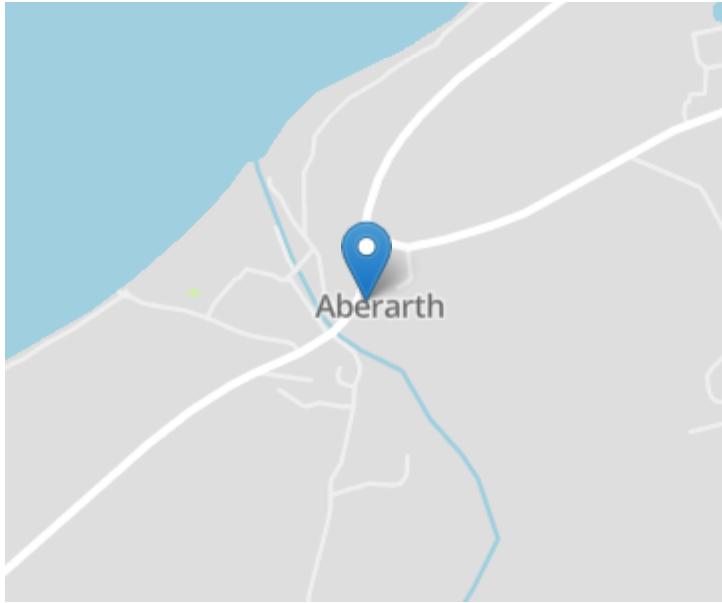
Total area: approx. 132.0 sq. metres (1420.6 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Glasfryn, Aberarth, ABERAERON

Directions

From Aberaeron proceed North East on the A487 coast road to the first village of Aberarth. Immediately after crossing the river bridge this will be first cottage on the right hand side.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

For further information or to arrange a viewing on this property please contact :

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