

Spacious 4 Bed Town House. Walking distance to harbour and town centre. Aberaeron - West Wales.



4 Wellington Street, Aberaeron, Ceredigion. SA46 0BG.

£350,000

Ref R/3363/RD

****4 Bed Town House**Walking distance to town centre, harbour and amenities**Rear Service Lane Access**Single Garage**Private Rear Garden**Good Spacious Accommodation**Convenient location**Upvc sash windows to front**Not a Listed Building****

****An opportunity to secure a traditional Aberaeron town house in a convenient location with spacious accommodation****

The property is situated within Aberaeron town centre, within walking distance of the local primary and secondary school, shops, bars, restaurants, harbour side, coastal path, nearby places of worship, doctors surgery and great public transport connectivity. The larger town of Aberystwyth is some 15 miles to the North.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GROUND FLOOR

Entrance Porch

With windows to side and glass door into -

Hallway

5' 5" x 15' 8" (1.65m x 4.78m) with radiator, decorative archway to ceiling, original staircase.



Dining Room



9' 7" x 14' 2" (2.92m x 4.32m) with window to front, radiator, multiple sockets.

Lounge

12' 5" x 14' 2" (3.78m x 4.32m) a family living room with multi fuel fire on slate hearth with timber surround, radiator, multiple sockets.





Rear Sitting Room



15' 3" x 9' 8" (4.65m x 2.95m) with feature electric fire and timber surround, rear window, fitted cupboards with TV point. Access to -

Cellar

9' 9" x 14' 3" (2.97m x 4.34m) approached via original slate staircase (6'3" height to ceiling).

Kitchen

10' 9" x 10' 8" (3.28m x 3.25m) having a modern White kitchen with base and wall units, wood effect worktop, 1½ bowl sink with drainer with mixer tap, fitted oven and grill, Lamona gas hobs with extractor over, radiator, quarry tiled flooring, tiled splash back, 2 x velux roof light to ceiling allowing excellent natural light.





Sun Lounge

7' 6" x 22' 8" (2.29m x 6.91m) Accessed from the rear sitting area, running along the rear elevation of the property with windows overlooking garden, quarry tiled flooring, rear door and side pedestrian door to garden and access to Wet Room. Radiator.



Side Wet Room



FIRST FLOOR

Landing

Being split level with decorative archway to ceiling.



Rear Bedroom 1



10' 7" x 9' 8" (3.23m x 2.95m) a double bedroom, radiator, electric socket, rear window to garden.

Bathroom



6' 8" x 6' 5" (2.03m x 1.96m) having a white bathroom suite including a new corner shower, single wash hand basin, w.c. new flooring, rear window, airing cupboard with hot water cylinder.

Front Bedroom 2



13' 3" x 14' 4" (4.04m x 4.37m) double bedroom, window to front radiator, multiple sockets.

Front Bedroom 3



6' 2" x 8' 5" (1.88m x 2.57m) window to front, radiator, electric socket.

Front Bedroom 4



9' 8" x 14' 3" (2.95m x 4.34m) a double bedroom, window to front, fitted cupboard, radiator, multiple sockets, new carpet.

EXTERNALLY

To the Front

The property is approached from the adjoining footpath with off street parking to front.



To the Rear

The property is accessed from the rear service lane with pedestrian and vehicular access to garage.

Single Garage



11' 8" x 17' 0" (3.56m x 5.18m) with steel up and over door, concrete base, electric connection.

Rear Garden

Rear garden area with central footpath and side areas laid to lawn and vegetable patch leading into the Sun Lounge.



TENURE

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

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

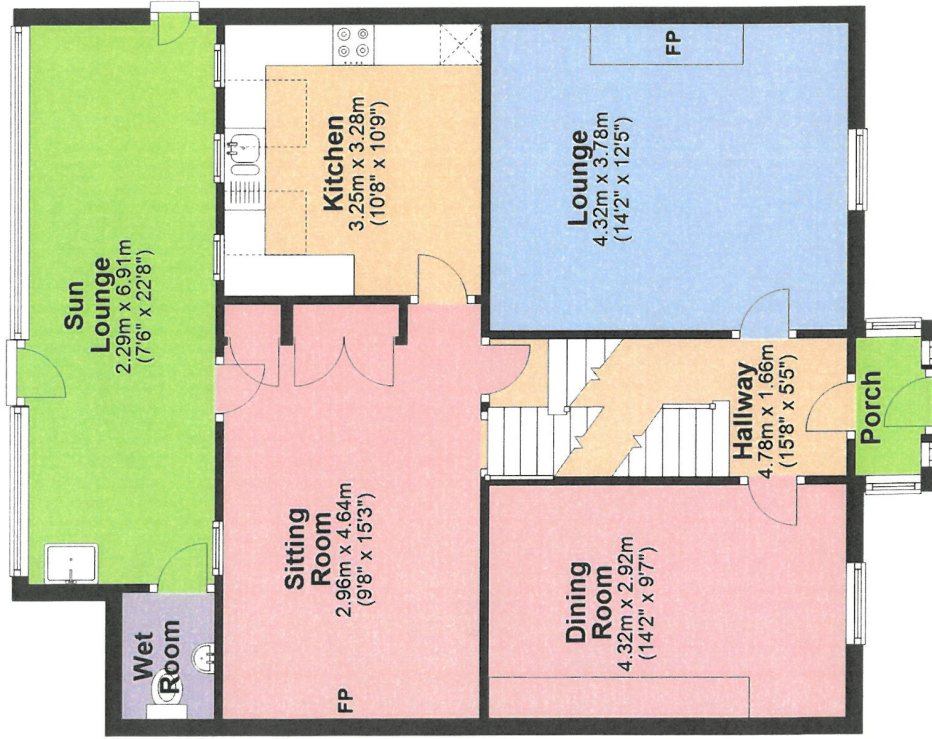
Services

We are advised that the property benefits from Mains Water,
Electricity and Drainage. Oil Fired Central Heating.

Council Tax Band F

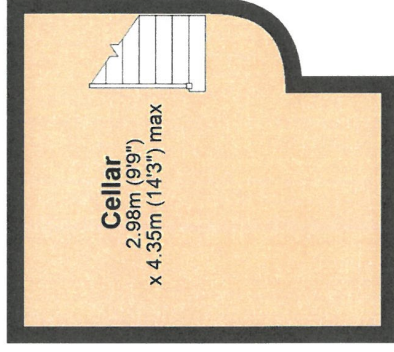
Ground Floor

Approx. 85.0 sq. metres (914.8 sq. feet)



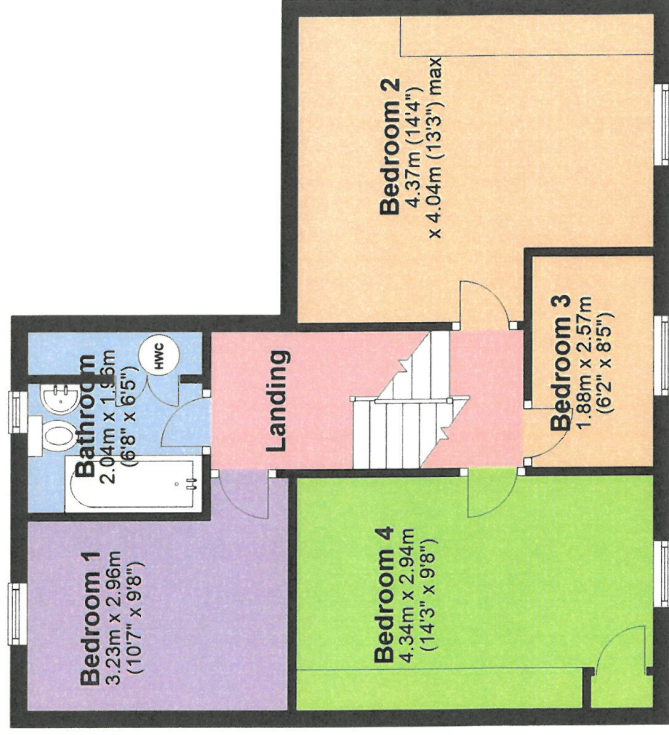
Basement

Approx. 15.1 sq. metres (162.4 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.6 sq. feet)



Total area: approx. 157.0 sq. metres (1689.8 sq. feet)

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

MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Garage.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (41)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

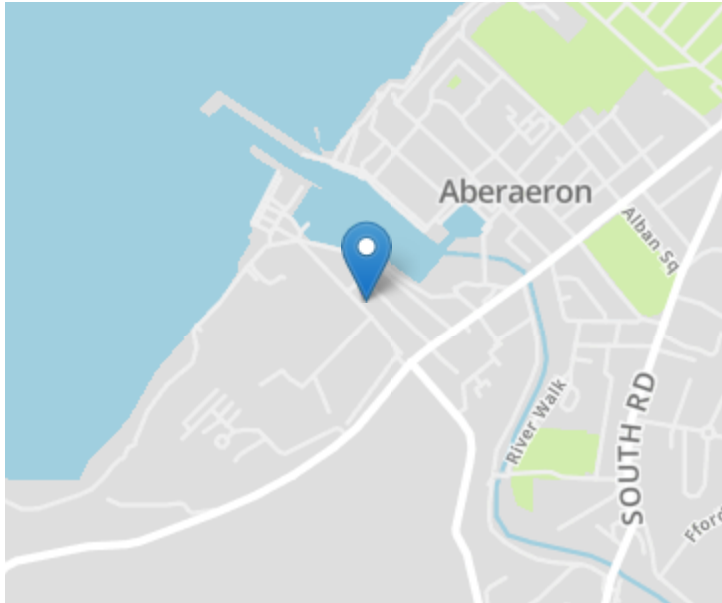
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Morgan & Davies office proceed to the end of the street taking the right hand turning onto Bridge Street. Proceed along Bridge Street for approximately 300 yards passing the church on your left hand side. As you approach up hill take the next right hand exit onto Wellington Street and No 4 is located immediately on your right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS