

*Cosy Period 3 Bed Cottage set within a large plot with parking and a pair of 1 Bed Cottages/Studios - currently an up and running holiday let. Excellent Investment Opportunity -*



**Greenland Cottage, Lon Y Felin, Aberaeron, Ceredigion. SA46 0ED.**

**£385,000**

**Ref R/4373/RD**

**\*\*Attractive character Period Cottage\*\*Sep 2 x 1 Bed Chalet Cottages/Art Studio\*\*One chalet Cottage currently run as a successful holiday let\*\*Three properties for the price of one ! \*\*Live in or rent out\*\*Home with an income\*\*Easily maintained grounds\*\*Recently built Summer House\*\*Ample private off road parking\*\*Positioned within a quiet area of the town\*\*A short walking distance to the town centre, harbour and sea front and nearby riverside walks and access to Llanerchaeron National Trust Estate\*\*A sought after address within this popular harbour town\*\*A great and unique opportunity - NOT TO BE MISSED ! \*\***

Located down a no through lane, off Lampeter Road within the Georgian Harbour town of Aberaeron on Cardigan Bay. Aberaeron lies alongside the main A487 coast road almost equidistant from Aberystwyth to the North and Cardigan to the South and within some 15 miles of the University town of Lampeter. Aberaeron offers a good level of local amenities and services including primary and secondary schooling, community health centre, leisure centre, swimming pool, traditional high street offerings, renowned local cafes, bars and restaurants.



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## GENERAL

Greenland Cottage offers an unique opportunity in the market place providing prospective purchasers with an opportunity of acquiring a well maintained and character Period cottage offerings 3 bed accommodation, as well as 2 separate 1 bed cottages - currently an up and running holiday let?

These cottages are ideal as a holiday let opportunity or as overflow accommodation to the main residence.

The property is well presented as are the grounds with the recent addition of a timber frame Summer House within the garden being a notable feature.

## GREENLAND COTTAGE

The cottage is of stone and slate construction with later additions benefiting from upvc double glazing and an oil fired central heating system.

Provides -

### Front Conservatory

15' 9" x 9' 4" (4.80m x 2.84m) of upvc construction with windows to all elevations, side glass door, tiled flooring, electric connection. Connecting door through to -



### Character Sitting Room

15' 5" x 14' 0" (4.70m x 4.27m) with painted exposed beams to ceiling, painted stone feature fireplace with hearth, TV shelf at side, radiator, wood effect vinyl flooring, multiple sockets, TV point.







### Kitchen

15' 0" x 11' 10" (4.57m x 3.61m) fitted with a custom made base and wall units with formica working surfaces, stainless steel sink and drainer with mixer tap, integrated appliances including a double Diplomat oven and Breville microwave, induction hobs unit with extractor over, plumbing for washing machine, part tiled walls, central heating radiator, tiled effect vinyl flooring, rear window.



### Dining Room (or additional Bedroom)

12' 2" x 12' 2" (3.71m x 3.71m) with radiator, pvc french door to garden and decking area, space for 6+ person dining table, access to loft.





### Inner Hallway

With access to loft, red quarry tiled flooring, radiator.



### Rear Bedroom 1

12' 1" x 9' 6" (3.68m x 2.90m) a double bedroom with fitted wardrobes, window to garden, multiple sockets, radiator.



### Bedroom 2

9' 10" x 7' 0" (3.00m x 2.13m) a double bedroom, window to side garden area, red quarry tiled flooring, multiple sockets.



### Front Bedroom 3

11' 0" x 8' 0" (3.35m x 2.44m) a double bedroom, multiple sockets, radiator.





**Bathroom**



Having a modern white bathroom suite including panelled bath with shower over, part tiled walls, single wash hand basin, w.c. radiator, new vinyl flooring.

## **EXTERNALLY**

### **To the Front**

The property is approached from the tarmac driveway connecting from Lampeter Road, with front and side parking for 3+ vehicles.

Paths surround the property to the main garden area being slightly elevated and laid to lawn with mature planting to borders leading down to -







### Garden Room/Summer House

8' 9" x 12' 7" (2.67m x 3.84m) of high quality timber frame construction with timber cladding, double glass doors and windows to front, multiple sockets.



### PAIR OF SEMI DETACHED CHALETs

Built on elevated ground on the South West side of the main property each offering similar accommodation with forecourt area, both chalets have their separate garden area.

Briefly described as -



### CHALET 1

14' 7" x 11' 2" (4.45m x 3.40m)

Provides -





### Open Plan Room

With window to front, accessed via upvc glass panel door, stainless steel sink unit with express hotwater system.



### Shower Room

With w.c. and corner shower.

### Room 1

8' 3" x 8' 9" (2.51m x 2.67m) with window to front, multiple sockets, electric heater.

### Room 2

8' 9" x 8' 7" (2.67m x 2.62m) window to rear, multiple sockets, heater.

### CHALET 2

Provides -



### Open Plan Kitchen/Dining Area

11' 2" x 14' 3" (3.40m x 4.34m) being L shaped open plan kitchen and dining space with Oak effect base units, stainless steel sink and drainer with mixer tap, electric oven connection point. Space for 2+persons table, breakfast bar/worktop, window to front. Upvc glass panelled door to front, wood effect vinyl flooring, multiple sockets.







### Sitting Room

8' 7" x 8' 4" (2.62m x 2.54m) with window to front providing comfortable a sitting room, wood effect vinyl flooring, multiple sockets, TV point.



### Rear Bedroom 1

8' 8" x 8' 4" (2.64m x 2.54m) a double bedroom, window to rear, electric heater, multiple sockets.



### Bathroom

5' 5" x 5' 8" (1.65m x 1.73m) a wet room facility with walk in shower, w.c. single wash hand basin, rear window.



### EXTERNALLY

#### To the Front

The Cottage Chalets have a small forecourt and have their own garden areas.





**NOTE**

There is Japanese Knotweed near to the boundary of the property and there is a Management plan in place with an insurance backed guarantee.

**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.

**TENURE**

The property is of Freehold Tenure.

**Services**

Mains Electricity and Water. Drainage. External oil Fired Central Heating to main cottage.

The two Chalet/Cottages both benefit from modern electric heaters.

Council Tax Band E (Ceredigion county Council).



### Ground Floor



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

**Greenland Cottage, Aberaeron**



## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (44)

**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

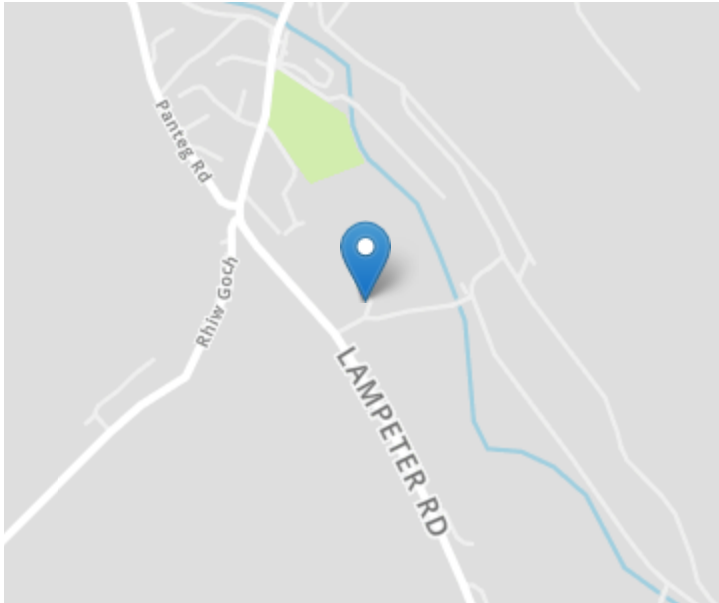
**Is the property listed?** No

**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 and Davies office proceed to town square, opposite Boots the chemist. Turn left, immediately after Pelican crossing turn right up Alban Square to T junction opposite The Feathers Hotel. Turn right, follow this road crossing the river bridge to mini roundabout and take the 1st exit onto the Lampeter road. On the left you will see a substantial stone property known as Llys Aeron Guest House, then a large detached house. Take the next left hand turning onto a No Through lane. After 100 yards, bear right onto a private drive which leads to this property

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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

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