

*Outstanding recently modernised 3 bed (1 en-suite) family home. Sought after edge of Aberaeron town location. West Wales.*



**Glas Y Dorlan, Goitre Road, Aberaeron, Ceredigion. SA46 0DS.**

**£460,000**

**Ref R/4919/ID**

**\*\* A rare find within this Georgian harbour town! \*\* Outstanding and elegant 3 bed (1 en-suite) detached residence \*\* Recently modernised throughout to the highest standard \*\* Perfect modern family home \*\* Quiet edge of town centre setting yet only a 10 minute walk to the town centre \*\* Generously proportioned accommodation \*\* Views towards the town and Cardigan Bay \*\* Must be viewed internally to be appreciated \*\***

The accommodation provides entrance hall, open plan lounge, dining and kitchen, utility/laundry room, main bathroom, 2 double bedrooms and 1 master suite with en-suite.

Glas y Dorlan is situated in a quiet setting fronting on to a no through road close by to the popular riverside walk towards the National Trust Llanerchaeron Mansion and is adjacent to some spectacular wooded walks and nicely tucked away. Only a short walk to the town centre offering a wide range of amenities including a well renowned restaurants, bars, public houses, traditional high street offerings, shopping facilities, harbour and sea front. Also primary and secondary schools and the integrated health centre.



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## GENERAL

In recent years the vendors have invested significantly in the complete modernisation and renovation of Glas y Dorlan. The works have been carried out by reputable local builder to a high standard with works including brand new kitchen, bathroom suites, new double glazing, new doors internally and externally, new flooring, log burning stove, all external walls insulated, new electrics and new plumbing. Glas y Dorlan now offer the perfect modern family home and is a home to be cherished.

### Entrance Hall

17' 2" x 5' 3" (5.23m x 1.60m) via composite door with side panel, LVT oak effect plank flooring, central heating radiator, spotlights to ceiling, oak double doors leading into:

### Open Plan Lounge/Dining Room

32' 0" x 13' 0" (9.75m x 3.96m) a feature room of this property with 2 apex windows to front with views towards the town and the sea, multi-fuel stove on slate hearth, feature exposed 'A' frame beams with LED lighting, 2 x traditional column central heating radiators, 7.5' bi-folding doors to side patio area, vaulted ceiling, spotlights, multiple sockets. Flows into:







### Kitchen/Breakfast Room

13' 9" x 13' 2" (4.19m x 4.01m) bespoke made kitchen by a reputable local company (West Wales Kitchens) comprising of painted oak shaker style base and wall cupboard units with Quartz working surfaces, matching central island unit painted in blue with oak working surfaces above, 3 pendant lights hanging above, double Belfast sink with Belfast sink, large larder cupboard units, Nexus SE 110 electric cooking range with 5 ring induction hob, fan assisted ovens and grills (subject to further negotiation), built in extractor hood with LED lighting, integral dishwasher, integral tall fridge and separate integral tall freezer, pull out larder unit, breakfast bar, deep pan drawers, spotlights to ceiling and dual aspect windows to side and rear. Door into:





## Utility

8' 0" x 17' 5" (2.44m x 5.31m) with fitted base and wall cupboard units, plumbing space for automatic washing machine and outlet for tumble drier, 2 double glazed windows to rear, uPVC exterior door and cupboard housing the Grant oil fired boiler.



## Passageway

With new access hatch to loft.

## Double Bedroom 1

13' 4" x 8' 0" (4.06m x 2.44m) with double glazed window to front with views towards the sea, central heating radiator.







## Double Bedroom 2

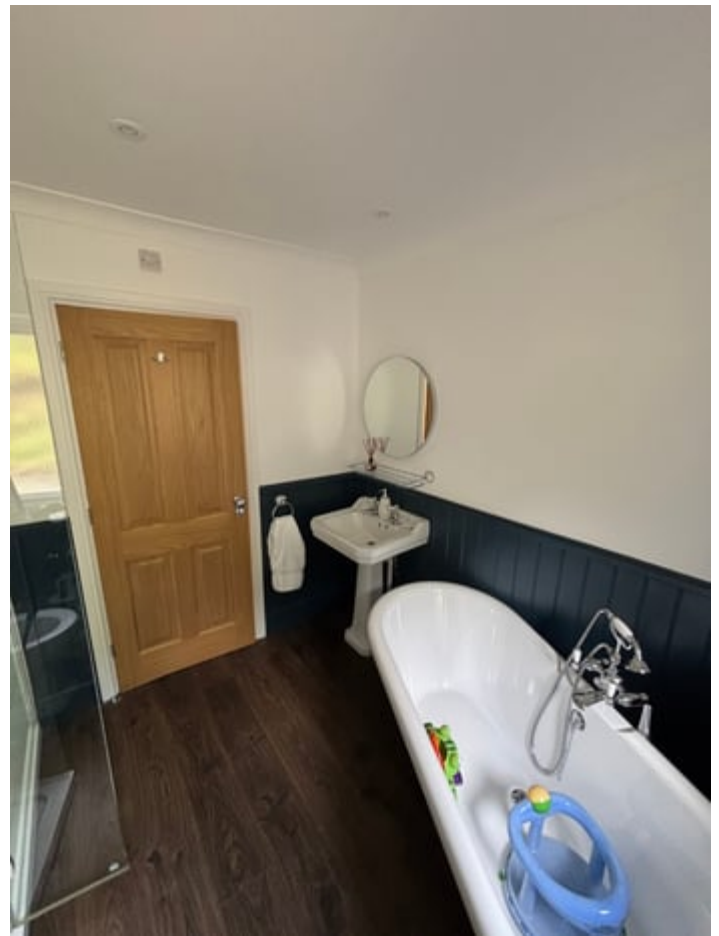
13' 4" x 9' 0" (4.06m x 2.74m) with double glazed window to front, central heating radiator.



## Bathroom

9' 2" x 8' 0" (2.79m x 2.44m) a modern 4 piece suite comprising of roll top bath with pull out head, walk-in shower unit with mains rainfall shower, WC, pedestal wash hand basin, half wall panels, spotlights to ceiling, frosted window to rear. LVT flooring, luminous mirror.





### Master Suite

17' 8" x 9' 7" (5.38m x 2.92m) dual aspect windows to front and side with fitted blinds subject to further negotiation, sea views to front, built in bed reading lights, central heating radiator, range of wardrobe units (subject to further negotiation) and door into:





### En-Suite

7' 9" x 5' 6" (2.36m x 1.68m) a 3 piece suite comprising of enclosed shower unit with mains rainfall shower above and pull out head, vanity unit with inset drainer sink, low level flush WC, tiled floor, heated towel rail.





## EXTERNALLY

### To the Front

The property is approached via a 'c' class road onto a tarmac driveway with private parking for 3 cars with access to:



### Garage

20' 9" x 13' 5" (6.32m x 4.09m) with up and over door and electric connected, currently used as a gym. Steps lead up to:

### Main Garden Area

Mostly laid to lawn with raised patio area with porcelain tiles making a lovely area for alfresco dining. Pathways lead to the rear garden with sloping lawn area.

## MONEY LAUNDERING REGULATIONS

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**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

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

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## **Services**

The property benefits from mains water, electricity and drainage. Oil fired central heating.

Council tax band E.

Tenure - Freehold.

## MATERIAL INFORMATION

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**Council Tax:** Band E

**Council Tax:** Rate 1654

**Parking Types:** Driveway.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**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

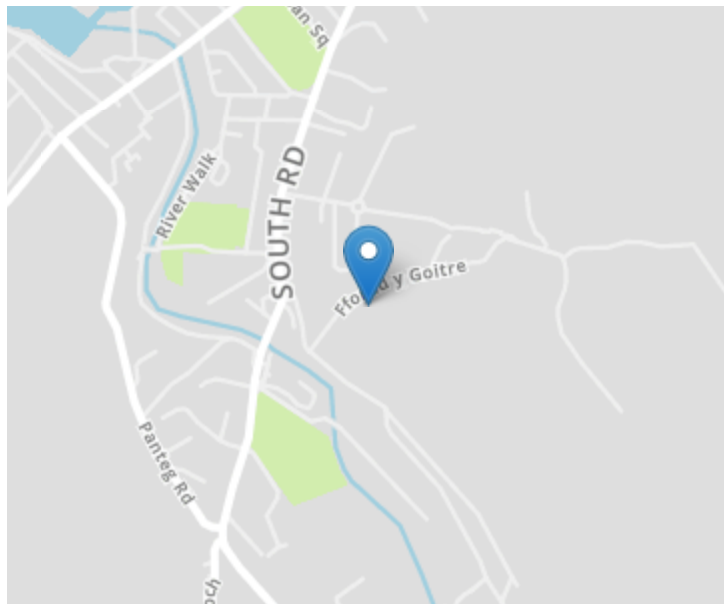
**Is the property listed?** No

**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 towards the town square, opposite the Boots the Chemist, turn left and immediately after the pelican crossing turn right up Alban square to the "T" junction opposite the Feathers Royal Hotel. Turn right at the junction and continue for a few hundred yards passing the Memorial Hall on your left hand side. Take the next left hand turning up hill and take the 1st left hand junction towards Goitre Road. Follow this road for approximately 100 yards and Glas a Dorlan will be the 1st property on the right hand side.

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

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