

Deceptively spacious 3 bed end of terrace property. Georgian Harbour town of Aberaeron - West Wales.



17 Oxford Street, Aberaeron, Ceredigion. SA46 0JB.

£280,000

Ref R/4334/ID

****A most pleasant and deceptively spacious 3 bed end of terrace property**** Located in the popular Georgian Harbour town of Aberaeron ****Level walking distance to all town amenities, harbour and beach**** Walled in south facing rear garden ****Double Glazing and Central Heating throughout**** Would make a lovely family home ******

The accommodation provides -Side Ent Hall, Front Office/Study, Shower Room, Lounge, Kitchen/Diner, Utility Room. First Floor - 3 Double Bedrooms.

The property is located within the popular Georgian harbour town of Aberaeron on Cardigan Bay, a level close walking distance of a comprehensive range of shopping and schooling facilities, harbour and sea front and bus route. Almost equi distant from Aberystwyth to the north and Cardigan to the south and within some 15 miles of the University town of Lampeter.



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

Side Entrance Hall



11' 7" x 6' 0" (3.53m x 1.83m) with central heating radiator stair rising to first floor.

Cloak Room

With enclosed shower unit with electric shower above, low level flush WC, pedestal wash hand basin.



Front Sitting Room



12' 0" x 9' 7" (3.66m x 2.92m) with front aspect window, central heating radiator.

Rear Lounge/Dining Room

22' 2" x 11' 9" (6.76m x 3.58m) with front aspect windows, 2 central heating radiators, fireplace currently housing an LPG Gas Real flame fire with Granite and wood surround.





Rear Breakfast Room



13' 5" x 12' 9" (4.09m x 3.89m) with central heating radiator, rear aspect window, built in cupboard housing the wall mounted LPG Gas central heating boiler.

Galley Kitchen

9' 3" x 6' 0" (2.82m x 1.83m) with a stainless-steel single drainer sink unit h&c, appliance space with plumbing for automatic washing machine, fitted base cupboards and wall cupboards, integrated oven and hobs with cooker hood over.



Rear Conservatory



14' 3" x 7' 7" (4.34m x 2.31m) in upvc double glazing with exposed timber floors.

FIRST FLOOR

Central Landing

Approached via staircase from the Entrance Hall. With built in airing cupboard with central heating radiator.

Front Double Bedroom 1

12' 8" x 11' 6" (3.86m x 3.51m) with front and side windows with an aspect towards the sea, central heating radiator, built in cupboards.



Front Double Bedroom 2

12' 7" x 12' 1" (3.84m x 3.68m) with front aspect windows, central heating radiator, built in wardrobes.





Rear Bedroom 3



SEPERATE W.C.



9' 0" x 7' 9" (2.74m x 2.36m) with rear aspect window and central heating radiator.



With low level flush toilet.

Bathroom



6' 1" x 6' 0" (1.85m x 1.83m) with a white suite. Provides a panelled bath with shower over, wash hand basin, central heating radiator.

EXTERNALLY

To the Front

The property is contained within walled boundaries having a front forecourt area and side garden.





To the Rear

At the rear is a reasonably sized south facing garden and large paved patio area. Cedarwood Garden shed. Gazebo.

Pedestrian access to rear lane (potential for vehicular access – stc).



TENURE

The property is of Freehold Tenure.

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.

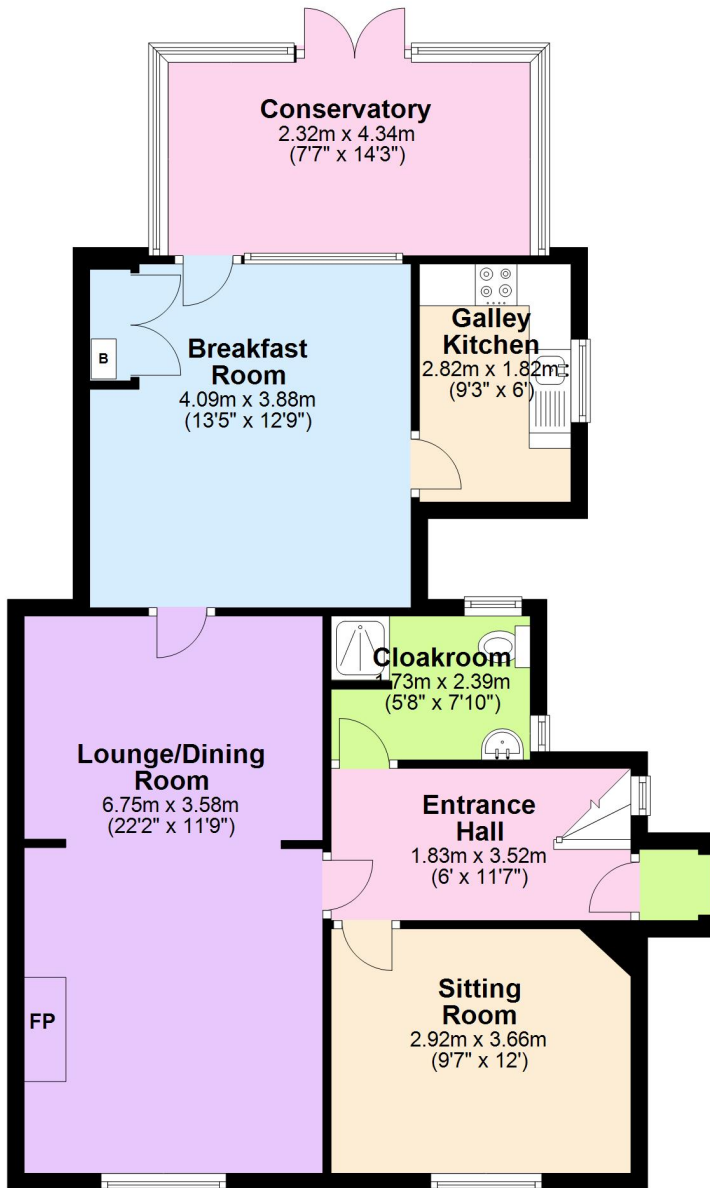
Services

We are advised that the property benefits from Mains Electricity, Water and Drainage. LPG Gas fired central heating.

Council Tax Band - E (Ceredigion County Council).

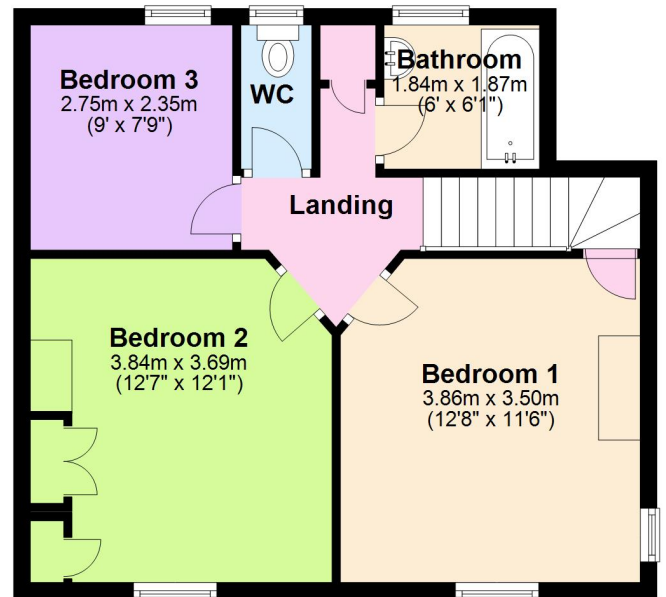
Ground Floor

Approx. 79.8 sq. metres (858.6 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.9 sq. feet)



Total area: approx. 126.5 sq. metres (1361.5 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

17 Oxford Street, Aberaeron

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: On Street.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: E (41)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

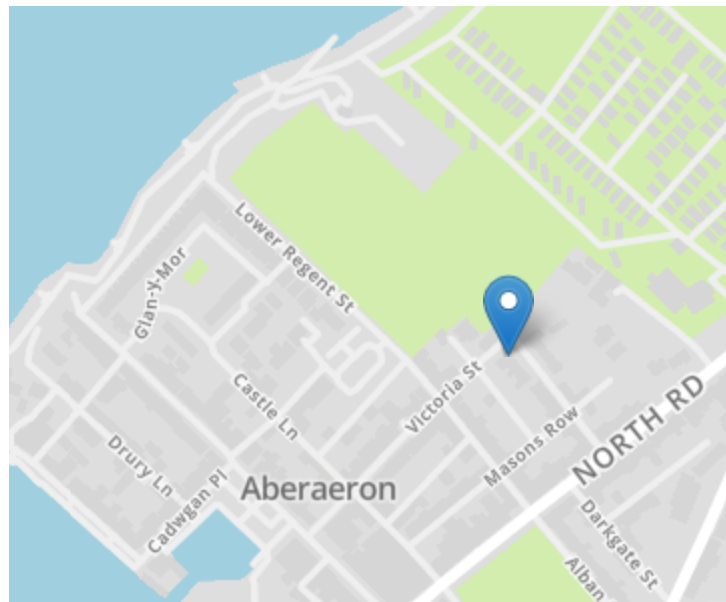
Any risk of coastal erosion? No

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 town square opposite Boots the chemist and turn left. Proceed down this road and take the 2nd left hand turning into Oxford Street. You will see this property as the last corner property on your left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(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