

Impressive 4 bed Edwardian Residence with separate studio. Glorious garden and grounds. Popular Coastal Village of Aberarth. Only 1 Mile Aberaeron.



Garth Vale, Aberarth, Aberaeron, Ceredigion. SA46 0LT.

£430,000

Ref R/4650/ID

****Edwardian Grandeur! **Impressive Period Residence with detached stone built studio**Wonderfully maintained gardens and grounds** Outstanding views over the Cardigan Bay coastline**A wealth of original character features**The main residence provides 4 bedrooms**Recently installed oil fired central heating**Superfast fibre broadband**Recently installed kitchen and shower room**Useful detached art studio/workshop**Private off road parking****

The property comprises of Ent Hall, Rec 1, Front Dining Room, Open Plan Kitchen/ Family Room, Breakfast Room, Shower Room. First Floor - 3 Double Bedrooms, 1 Single Bedroom and Shower Room.

Located less than 200 metres from the sea front and the All Wales coastal path. Conveniently located to a bus route on the main A487 coast road, less than a mile from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. Only half an hours drive from the coastal University and Administrative Centre of Aberystwyth and also the University town of Lampeter.



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GENERAL

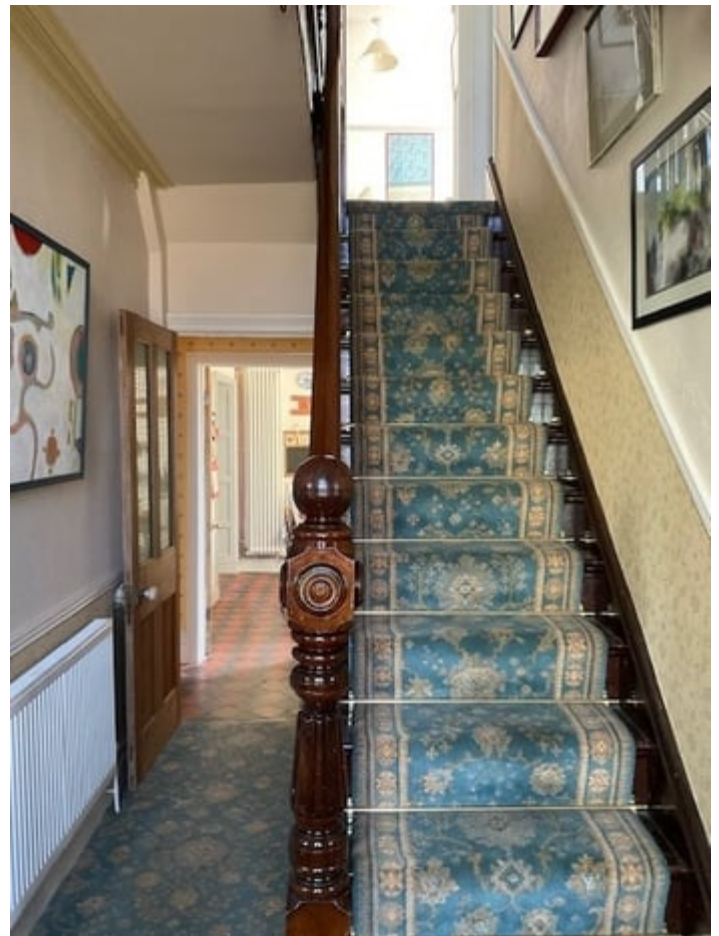
The offering of Garth Vale on the market provides prospective purchasers with the opportunity of acquiring a most impressive well presented and maintained detached Edwardian residence dating back to 1907. An abundance of original features within a light, airy and spacious substantial residence. All windows have been renewed providing wooden sash sealed double glazed unit windows to the front with uPVC double glazed sash windows to all rear elevations. Since acquiring the property, the vendors have invested in a recently installed Hilary Shutter Blinds to all Bay windows to front elevation, a Worcester Bosh Combi Boiler, electrical work, a new top of the range kitchen and bathroom.

In the rear courtyard there is a detached stone cottage, built in 1860 and currently used as an art studio by the current vendors. However, it has potential for a range of other uses.

GROUND FLOOR

Entrance Hall

15' 3" x 5' 8" (4.65m x 1.73m) With recessed front entrance door, half glazed with original engraved glass and the house name in an engraved fan light over. Provides original arched cornices and covings, dado rail, central heating radiator. An impressive original pitch pine and mahogany staircase leads to first floor.



Reception Room / Study

16' 8" x 10' 7" (5.08m x 3.23m) into bay window to front with shutters, Edwardian cast iron fireplace with antique wood surround, alcoves to each side, picture rail, double panel radiator.





Dining Room

17' 1" x 10' 9" (5.21m x 3.28m) into bay window with shutters, double panel radiator, picture rail, Edwardian cast iron fireplace with original tiles and painted wood surround, alcoves to each side with built in cupboards. French doors lead through to -



Inter Connecting Kitchen/Family Room/Sitting Room

Which extends in total to some 37' in length (10.97m) incorporates -

The kitchen area 16' 2" x 8' 6" (4.93m x 2.59m) with a recently installed Masterclass kitchen comprising of fitted grey base and wall cupboard units, black Granite working

surfaces and upstand above, larder unit, quarry tiled flooring, opening into -



Inter Connecting Family Sitting Room

20' 9" x 13' 9" (6.32m x 4.19m) overall with quarry tiled floor, a corner positioned Victorian style fireplace, feature curved end wall incorporating south facing French doors to rear garden and patio. Wired for wall lights, side exterior door.



Breakfast Room



10' 5" x 10' 3" (3.17m x 3.12m) with red and black quarry tiled floor, Esse electric range oven with hot plate and induction hob, plate rack and 2 ovens, Masterclass fitted base and wall cupboards units with black, granite working surfaces, Belfast sink with mixer tap, built in dishwasher, double glazed windows to side and rear, tall modern radiator.

Inner Hallway

With quarry tiled floor, understairs larder.

Downstairs Shower Room

8' 2" x 4' 3" (2.49m x 1.30m) Fully tiled providing a corner shower cubicle, low level flush toilet, wash hand basin, extractor fan and appliance space with plumbing for an automatic washing machine. Cupboard housing the automatic washing machine and outlet for tumble dryer.

FIRST FLOOR

Large Split Level Galliered Landing

18' 6" x 5' 9" (5.64m x 1.75m) Approached via original period staircase with central heating radiator, window to front with shutter blinds with views over roof tops to the sea, spring ladder access to Loft.



Front Double Bedroom 1

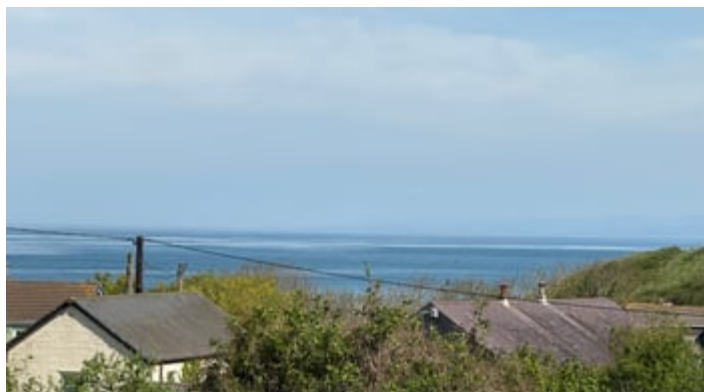
16' 9" x 10' 0" (5.11m x 3.05m) into bay window with shutters with views to the sea, exposed timber floor, Edwardian cast iron fireplace, picture rail, central heating radiator.



Front Double Bedroom 2

16' 5" x 10' 1" (5.00m x 3.07m) into bay window with shutters again with views to the sea, Edwardian cast iron fireplace, picture rail, central heating radiator, exposed timber floors.





Bathroom

8' 5" x 8' 5" (2.57m x 2.57m) a recently installed white suite comprising of a walk in shower unit with mains rainfall shower above and pull out head, Driftwood effect lined wall, grey vanity unit with inset wash hand basin, low level flush w.c. cupboard housing the Worcester Bosch oil fired boiler that was installed some 3 years ago and has been regularly serviced. Velux window, stainless steel heated towel rail, central heating radiator.



Rear Bedroom 3

10' 4" x 10' 4" (3.15m x 3.15m) with central heating radiator, victorian fireplace, windows overlooking garden.



Rear Bedroom 4

10' 5" x 5' 11" (3.17m x 1.80m) with central heating radiator, window overlooking rear courtyard.

EXTERNALLY

To The Front

A walled railed forecourt and side drive with parking for 1 car.





At the Rear

A pleasant gravelled area with raised flower beds, galvanized archway with a productive grapevine leads onto a quarry tiled court yard with mature bay tree sitting centrally, creating a beautiful area to enjoy the sunny south facing aspect.





Detached Studio



Which dates back to approximately 1860, renovated and refurbished but with a retained wealth of character features. Currently used as a art studio. Provides -

Open Plan Ground Floor

23' 5" x 12' 7" (7.14m x 3.84m) A useful room, currently utilised as an art studio, offering electricity and water connections with sink. Oil central heating. Oak beams.



Shower Room

With quarry tiled floor, low level flush toilet, wash hand basin, shower cubicle with a Triton electric shower unit.

FIRST FLOOR

Central Landing

Approached via dog leg staircase from the ground floor. Central heating radiator.

Room 1

12' 1" x 7' 10" (3.68m x 2.39m) with exposed timber floor, ceiling beams, central heating radiator, built in cupboard.



Room 2

12' 1" x 8' 3" (3.68m x 2.51m) with exposed timber floor, ceiling beams, central heating radiator, built in cupboard.

Elevated Garden Area

Steps lead through a pergola to a grassed area with a further patio laid to quarry tiles,.

A level lawn area enjoys a southern aspect and boasts a plethora of flowers, apple trees and shrubs. Steps leading to an elevated viewpoint with glorious sea views over Cardigan Bay

Stone and slated Building/Former outside toilet.







Services

Mains Electricity, Water and Drainage. Oil Fired Central Heating.

Tenure - Freehold.

Council Tax Band -

Garth Vale - F (Ceredigion County Council)

Garth Vale Cottage - B (Ceredigion County Council)

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

All properties are available to view on our Website –

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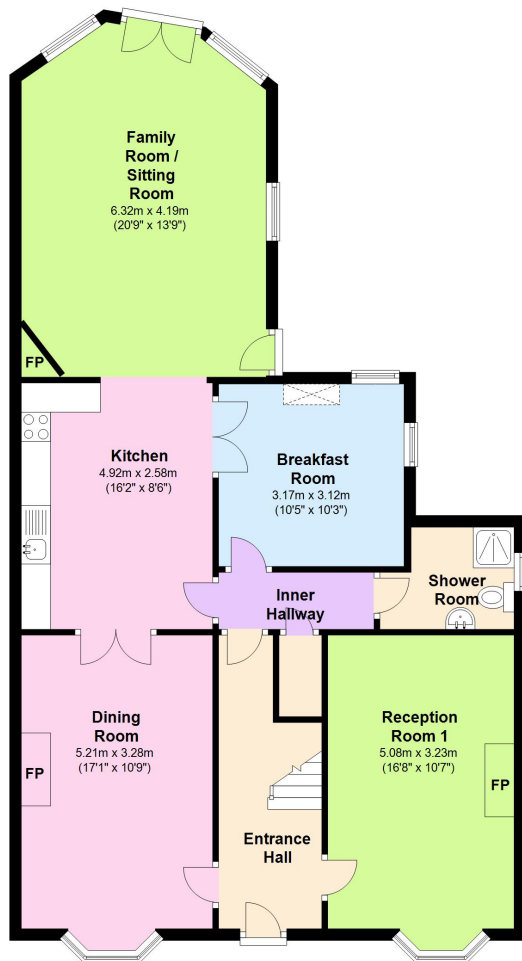
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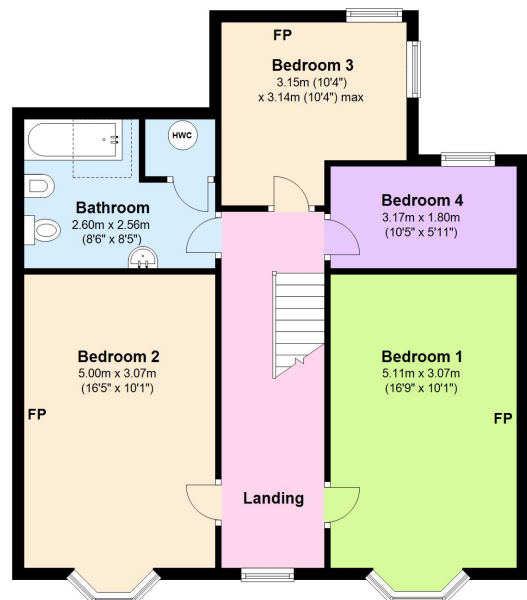
PLEASE NOTE

The layout of the accommodation has been changed slightly as to what is shown on the floorplan.

Ground Floor



First Floor



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

Garth Vale, Aberarth, ABERAERON

MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G data and voice

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

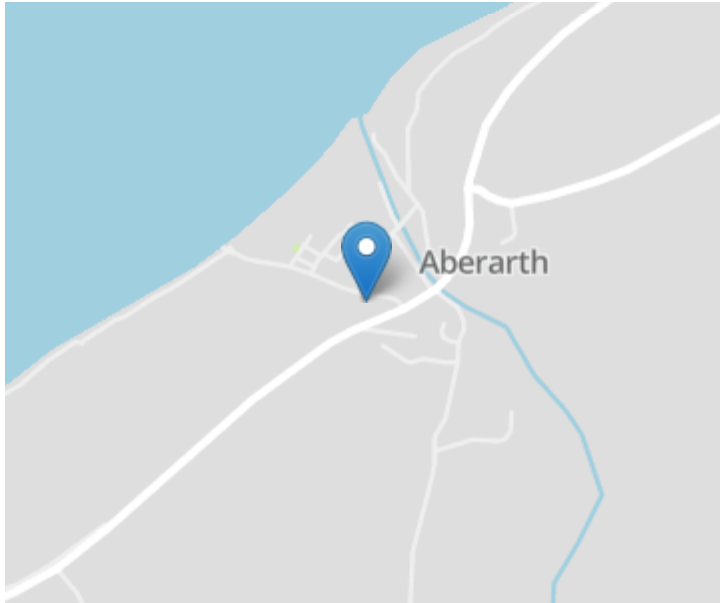
Any risk of coastal erosion? No

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 Aberaeron proceed North East on the A487 coast road to the first village of Aberarth. As you drop down into the village take the very first left hand turning and proceed down this road for 150 yards or so and you will see the property on the left hand side identified by the Agents for sale board.

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

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