

An impressive 4 bed town house, fully refurbished in recent times. Private parking. Aberaeron town centre - Cardigan Bay West Wales.



15 Madryn, Victoria Street, Aberaeron, Ceredigion. SA46 0DA.

£460,000

Ref R/4946/RD

****Impressive refurbished 4 bedroom town house**Extremely well maintained and presented**Feature rear conservatory**Private off road parking with secure boundaries**Useful stone and slate workshop**One of the finest residences to come on the market in Aberaeron in recent times**Largest property on the street**Level walking distance to town amenities and harbour**A WONDERFUL OPPORTUNITY NOT TO BE MISSED ! ****

The property is situated along Victoria Street, on a level walking distance and a very popular residential locality within this favoured Georgian Harbour town of Aberaeron on Cardigan Bay. The property is within an easy reach of an array of shops, pubs, eating houses, primary and secondary school, community health centre, leisure centre, and its famous Georgian harbourside. Aberaeron lies alongside the main A487 coast road some 30 minutes equi distance drive from the larger amenity centres of Aberystwyth, Lampeter and Cardigan.



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GENERAL

An impressive Georgian town house set along one of the most popular streets within Aberaeron.

The property has been refurbished within the last 10 years to provide modern living standards but retaining the original character of the property.

A feature conservatory is positioned to the rear and a fully refurbished and re-organised garden space with ample private parking area, raised flower beds and a useful workshop space.

This is the largest property on the street and provides one of the finest properties to come on the market in Aberaeron in recent times.

WELL WORTHY OF A VIEWING.

GROUND FLOOR

Entrance Hallway

5' 7" x 14' 4" (1.70m x 4.37m) accessed via hardwood door with fan light over, radiator, oak flooring, stairs to first floor.



Lounge

13' 1" x 14' 0" (3.99m x 4.27m) with window to front, pine fireplace and surround with cast iron fire, granite hearth, radiator, alcove shelving.



Dining Room

10' 5" x 13' 4" (3.17m x 4.06m) with space for 6+ persons dining table, front window, fireplace with cast iron surround, granite hearth, alcove shelving, radiator.



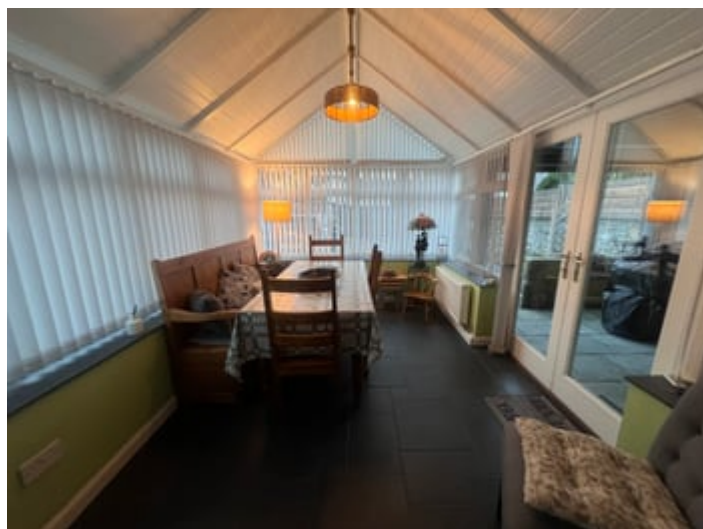
Kitchen

8' 9" x 25' 9" (2.67m x 7.85m) with a high quality range of oak base and wall units, formica worktop, ceramic sink and drainer with mixer tap, Belling gas and electric cooking range, fitted dishwasher, tiled splash back, fitted fridge, rear windows to garden, space for seating and dining area, slate flooring, radiator. Double glass door into -



Conservatory

12' 8" x 9' 9" (3.86m x 2.97m) an notable feature of the property and unique along this street, of hardwood construction with insulated roof, tiled flooring, double glass door to side, multiple sockets, radiator.



Basement

Accessed via original slate steps, 6'3" height, range of shelving, washing machine connection, radiator, multiples sockets.

FIRST FLOOR

Landing

12' 7" x 5' 6" (3.84m x 1.68m) being split level with access to loft. Accessed via original staircase. Multiple sockets, airing cupboard.



Rear Bathroom



6' 2" x 7' 7" (1.88m x 2.31m) with a modern white suite including panelled bath with shower over, single wash hand basin and vanity unit, w.c. with fitted cupboards.

Rear Bedroom 1

A double bedroom, window to rear, multiple sockets, radiator.



En Suite

With corner shower, single wash hand basin, w.c.



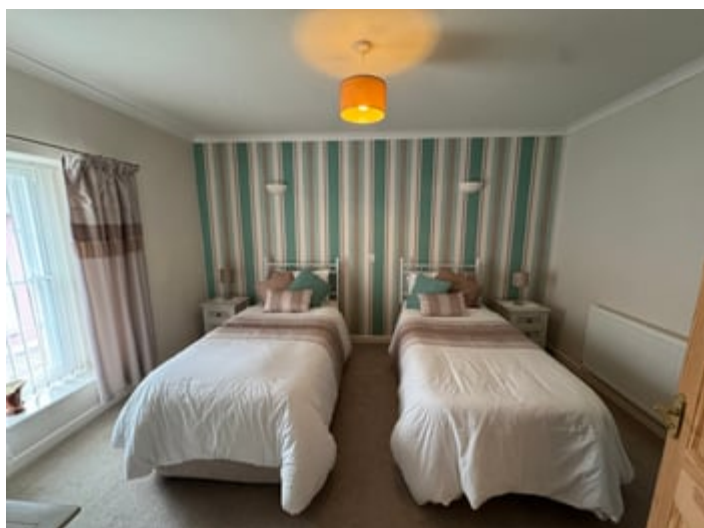
Front Bedroom 2

13' 7" x 13' 8" (4.14m x 4.17m) a double bedroom, window to front, multiple sockets, radiator.



Front Bedroom 3

10' 7" x 13' 9" (3.23m x 4.19m) a double bedroom, window to front, multiple sockets,



Front Bedroom 4

9' 4" x 6' 4" (2.84m x 1.93m) window to front, multiple sockets, radiator.



EXTERNALLY

To the Front

The property is approached via Victoria Street with pedestrian access.



To Rear

Accessed via a rear service lane to an enclosed rear garden with recently installed steel and composite secure gates providing double gated access into a large gravelled parking rear courtyard with separate pedestrian access and also accessed via the stone workshop



Stone Workshop

10' 5" x 16' 7" (3.17m x 5.05m) of stone and slate construction with window to rear, door to side, double timber doors to service lane. Extending rear patio area from the conservatory with covered pergola with electric shutters, side patio area with ample space for outside seating and entertainment space.

Raised vegetable and flower beds.

External W.C.

With w.c. and single wash hand basin.

Services

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

Council Tax Band E (Ceredigion County Council)

Tenure - Freehold.



MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (48)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

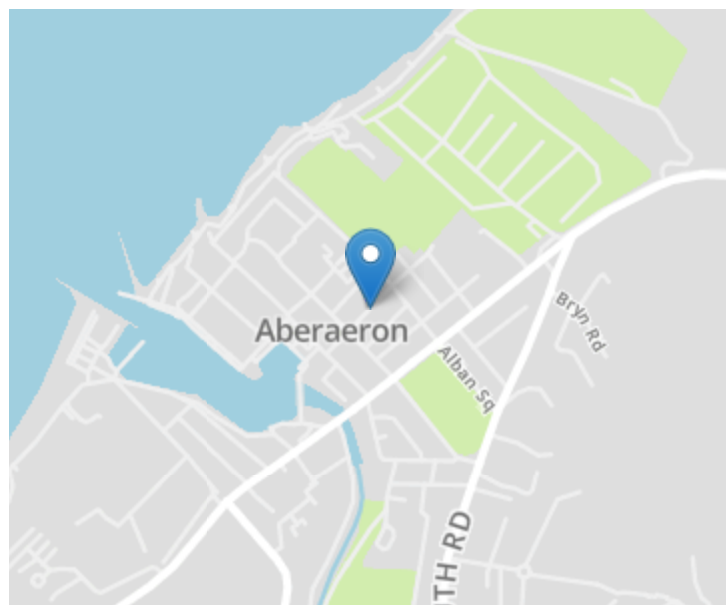
Any risk of coastal erosion? No

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 turn left down Market Street, and opposite Y Seler/New Celtic, take the right hand turning onto Victoria Street. Proceed down half the street and Madryn is located on your right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	48	
(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 :

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