

Regulated by:



**RICS**



Since 1989

*Fully refurbished 3 Bed (3 en-suite) town centre property. Aberaeron on Cardigan Bay - West Wales.*



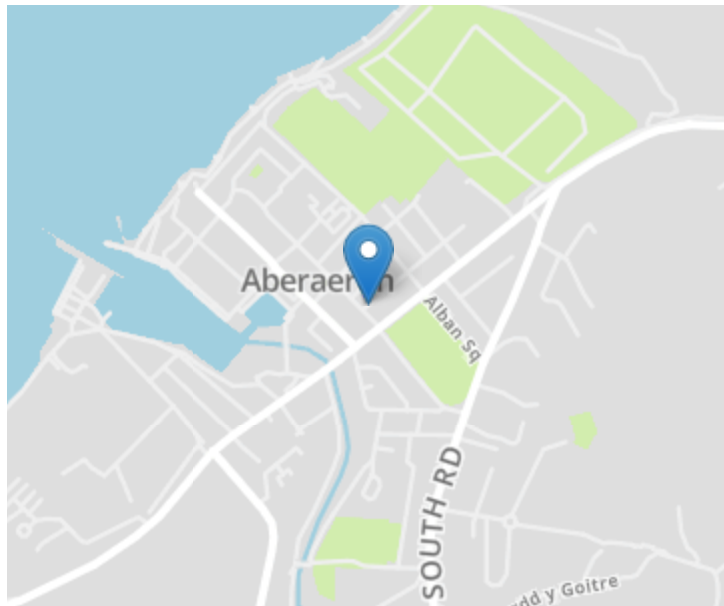
**Ty Twt 10 Masons Row, Aberaeron, Ceredigion. SA46 0AA.**

**Ref R/4029/RD**

**£325,000**

**\*\*Fully refurbished 3 double bedroom (3 en-suite) town centre property\*\*Sought after location within this famous harbour town\*\*Walking distance to town amenities\*\*Delightful private garden\*\*Fully redecorated to the highest order\*\*No expense spared on fixtures and fittings\*\*High quality living environment\*\*Deceptively spacious accommodation\*\*Ideal 1st time buyer or investment opportunity\*\*Potential Airbnb/holiday let\*\*Air source heating\*\*Underfloor heating throughout ground floor\*\*Original character features retained\*\*A wonderful 'cosy' property within this popular coastal town along the A487\*\*MUST BE VIEWED TO BE APPRECIATED\*\***

The property is situated within the Georgian harbour town of Aberaeron with its comprehensive range of facilities and services including primary and secondary schools, leisure centre, community health centre, public transport connectivity, traditional High Street offerings, renowned local cafes, bars and restaurants. The University towns of Aberystwyth and Lampeter are equi-distant 20 minutes drive from the property with a wider range of services.



## GENERAL

A fully refurbished 3 bed (3 bath) dwelling, located centrally within Aberaeron.

The property has been extensively reconfigured to provide wonderful open plan living space on the ground floor incorporating the lounge through to the kitchen and dining areas with sliding patio doors through to a wonderful private amenity area.

It offers 3 double bedroom accommodation with 3 en suite facilities, which is highly unusual of a property of this scale in Aberaeron.

The property is tastefully decorated, with plantation style shutters throughout. The furniture is available subject to negotiation.

The property benefits from Air source central heating with under floor heating to the ground floor. There are 6 solar panels on the front of the roof and windows are double glazed.

A fantastic character property and an opportunity not to be missed!

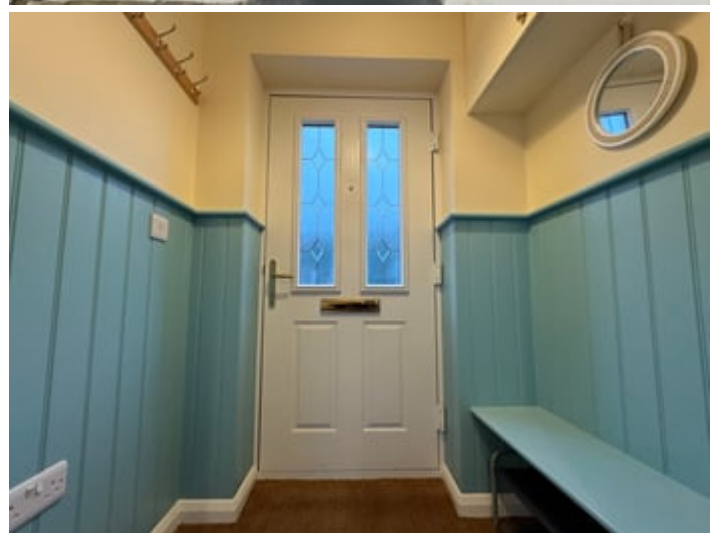
The Accommodation provides -

## GROUND FLOOR

### Entrance Porch

Accessed via new glass panel composite door with tongue and groove panelling to walls, glass panel door into open plan

kitchen/living and dining area.



### Living Area

13' 1" x 14' 3" (3.99m x 4.34m) the living area has a feature painted stone fire surround with log burner on hearth with oak mantle over, side original alcove glass cabinets, wood effect flooring, window to front, multiple sockets, open staircase to first floor with understairs cupboard.



### Kitchen and Dining Area

18' 8" x 11' 7" (5.69m x 3.53m) being open plan from the living room with brand new light grey base and wall units, fitted Beko electric oven and grill with Beko ceramic hob and extractor over, Formica worktop, tiled splash back, fitted fridge freezer, kitchen island with stainless steel sink and drainer with mixer tap, washing machine connection and good cupboard space, dining area with feature corner seating areas with space for 10+ persons dining table, wood effect flooring, 11'9" sliding patio doors to garden.





## Ground Floor Bedroom 1

8' 9" x 13' 9" (2.67m x 4.19m) a double bedroom, window to front, wood effect flooring, multiple sockets.



## En Suite

A newly created en suite facility with tiled enclosed corner shower with waterfall head, w.c. single wash hand basin, heated towel rail, side window, tiled flooring.



## FIRST FLOOR

### Landing

With Velux roof light over allowing excellent natural light, under eaves storage cupboard, access to loft. Original paneled doors to the bedrooms.



### Front Bedroom 2

9' 7" x 14' 7" (2.92m x 4.45m) accessed with 2 windows to front, multiple sockets, radiator, TV point, wall lights, fitted cupboard.



### En Suite

3' 8" x 10' 4" (1.12m x 3.15m) a white suite including an enclosed 1200mm tiled shower, w.c. single wash hand basin, Velux roof light over, fully tiled walls and flooring.



### Front Bedroom 3

9' 4" x 10' 7" (2.84m x 3.23m) a double bedroom currently with 2 single beds, window to front, radiator, multiple sockets, wall lights.



### En Suite

Walk in tiled shower unit, w.c. single wash hand basin, Velux roof light over, tiled walls and flooring, spot lights to ceiling.

## EXTERNALLY

### To the Front

The property fronts onto Masons Row with footpath access and access to the rear garden via a side alleyway over a shared access area. Gated entrance into -



### Rear Garden

Private rear enclosed garden space with no overlooking, tiled patio area, gravelled borders. Access to the kitchen area via sliding patio doors.





#### Please Note -

There is an existing right of way to the adjoining property garden space (common within these built up areas) to provide for access for garden and maintenance only.

We understand from the vendors that this is rarely in use over their period of ownership for 30+ years.

#### 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

The property benefits from Mains Water, Electricity and Drainage. Air Source Central Heating. Under floor heating to

the ground floor, double glazed throughout and 6 solar panels.

Council Tax Band - D

#### Directions

From Morgan & Davies bear right onto Bridge Street and opposite Boots the chemist bear left and continue past Box of Delights and Joys clothes shop. Taking the left hand turning by the side of Popty Bakery. Proceed for another 20 yards and the access to Masons Row is on your right hand side with Ty Twt being the first property on your left.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>87</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	