

Recently Renovated Flat with glorious views towards the Cardigan Bay Coast. Aberaeron Town Centre - West Wales.



8 Glan Y Mor, Aberaeron, Ceredigion. SA46 0HA.

£150,000

Ref R/4078/ID

****Rarely does the opportunity arise to acquire a ground floor flat within the town centre**Recently renovated 1 Bed Flat**Conveniently positioned on the level**Close walking distance to the harbour, sea front and a comprehensive range of shopping and schooling facilities**Superb views towards the sea and Cardigan Bay**Benefits from full double glazing and a modern electric heating system****

The Accommodation provides - Entrance Hallway, Shower Room, Bedroom, Open Plan Sitting Room/Kitchen/Diner.

The property is situated within Aberaeron town centre within walking distance of the local primary and secondary schools, shops, bars, restaurants, doctors surgery, places of worship, harbour and coastal path, public transport connectivity. The larger town of Aberystwyth is some 15 miles to the North.



LAMPETER
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CARMARTHEN
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GENERAL

A Leasehold Flat/ Apartment within a purpose built block with approximately 89 Years remaining on the lease from Tai Ceredigion. The ground rent, we are advised is £10 per annum.

Communal ground fees we are advised is £35 per annum (Copies of lease can be made available to interested parties).

THE ACCOMMODATION

Front Entrance

With a new half glazed composite entrance door, access via a few steps from the street, Matwell.

Leads to -



Hallway

14' 5" x 12' 9" (4.39m x 3.89m) With walk in airing cupboard and built in under stairs cupboard, central heating radiator.



Lounge

13' 2" x 10' 9" (4.01m x 3.28m) A light and airy room with dual aspect windows to side and rear looking down the street towards the town, central heating radiator. Multiple sockets. 5' archway into -





Modern Kitchen

11' 10" x 6' 9" (3.61m x 2.06m) with range of modern Cream base and wall cupboard units with formica working surfaces above, Belling electric oven and grill, stainless steel drainer sink with mixer tap above, double glazed picture window with superb views over the sea to the front. Integrated fridge freezer, plumbing for automatic washing machine, wood effect laminate flooring, 4 ring electric hob, central heating radiator, slimline dishwasher.



Double Bedroom

10' 3" x 10' 8" (3.12m x 3.25m) with central heating radiator, double glazed window to rear, built in wardrobe with rail.



Shower Room

5' 8" x 7' 0" (1.73m x 2.13m) A modern shower room a modern white suite comprising of a walk in shower unit with mains rainfall shower head, pvc lined boards, vanity unit with inset wash hand basin, dual flush w.c. frosted window to front, central heating radiator.



Externally

An area of raised flower beds to the front and there is also use of a shared fenced garden area with clothes line to the rear.



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.

TENURE

The property is of Leasehold Tenure.

Services

Mains electricity, water and drainage. Electric wet fed electric heating system.

Council Tax Band B. (Ceredigion County Council).

Directions

From Morgan and Davies office proceed down towards the sea front through Market Street into Tabernacle Street. At the end of the Street as you come to the sea front, the property will be seen on the right hand corner identified by the Agents for sale board.



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

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