

A most attractive 3 bed town house located in a picturesque Georgian harbour town of Aberaeron - West Wales.



3 Princes Avenue, Aberaeron, Ceredigion. SA46 0JJ.

£335,000

Ref R/4983/ID

****A most attractive double fronted Georgian Grade II Listed town house**** Located in the picturesque Georgian harbour town of Aberaeron - West Wales ****A level walking distance to all town amenities**** A wealth of charm and character throughout ****Large rear garden and parking to the rear**** Commodious accommodation ****Distant sea views**** Oil fired central heating ****A Perfect family home****

The property comprises of front lounge/dining room, kitchen/breakfast room, utility room. First floor - split landing, 3 double bedrooms and shower room.

Located centrally within the picturesque Georgian harbour town of Aberaeron on Cardigan Bay which offers a range of shopping and schooling facilities, recently refurbished harbour, sea front, integrated health centre, places of worship and good transport connectivity. The towns boasts an array of eating houses, cafes and bars. Aberaeron lies along the main A487 coast road, almost equidistant from Aberystwyth in the north and Cardigan to the south and within some 15 miles of the University town of Lampeter.



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GENERAL

Believed to date back to the mid 19th century, a double fronted town house being Grade II Listed of traditional stone construction under a slated roof.

The property benefits from oil fired central heating.

The Grade II Listing States -

"Terrace of simple classical 2-storey, 3-window roughcast and scribed render fronts with end pilaster strips, rusticated quoins, cills bands and plinths. Slate roofs, wide eaves, cement render chimney stacks. 12 and 16-pane sash windows to No 4 to 6; lintels and lugged architraves. Similar detail to arched entrances with recessed half-glazed doors with fanlights"

GROUND FLOOR

Front Lounge/Dining Area

12' 4" x 28' 0" (3.76m x 8.53m) via half glazed hardwood door, fan light above, 2 large sash windows to front, solid Oak herringbone flooring, multi fuel stove on a slate hearth with exposed chimney breast, central heating radiator. Stairs leading to first floor. 4'2" glazed double doors leading into -





Kitchen/Breakfast Room

9' 5" x 18' 5" (2.87m x 5.61m) with a range of Shaker style base and wall cupboards with formica working surfaces above, breakfast bar, 1½ ceramic drainer sink, Neff electric oven with 5 ring LPG hob above, extractor hood, ceramic tiled flooring, space for dishwasher, window to rear. American fridge freezer (Available subject to further negotiation). Door into -





Utility Room

16' 5" x 9' 7" (5.00m x 2.92m) housing a Worcester oil fired boiler, plumbing for automatic washing machine.



Ground floor w.c.

FIRST FLOOR

Split Level Landing

11' 0" x 5' 6" (3.35m x 1.68m) via original staircase from first floor. Access hatch to loft. Storage cupboard.

Rear Double Bedroom 1

9' 6" x 14' 6" (2.90m x 4.42m) with double glazed window to rear, central heating radiator.



Front Double Bedroom 2

12' 8" x 9' 8" (3.86m x 2.95m) with sash window to front.



Shower Room

6' 5" x 5' 7" (1.96m x 1.70m) having a three piece suite comprising of an enclosed shower unit with Triton electric shower above, low level flush w.c. pedestal wash hand basin, central heating radiator. Sash window to front, extractor fan.





Front Double Bedroom 3

10' 2" x 12' 6" (3.10m x 3.81m) with sash window to front.



EXTERNALLY

To the Front

Street frontage from Princes Avenue.



To the Rear

A rear service lane provides access to a good sized rear garden mostly laid to lawn being slightly sloping with lower patio area laid to slabs and useful outbuilding.



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 License and a recent Utility Bill. Proof of funds will also be required, or

mortgage in principle papers if a mortgage is required.

VIEWING ARRANGEMENTS

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 –

www.morgananddavies.co.uk. Also on our FACEBOOK

Page - www.facebook.com/morgananddavies. Please 'LIKE'

our FACEBOOK Page for new listings, updates, property

news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and

Instagram Pages

Services

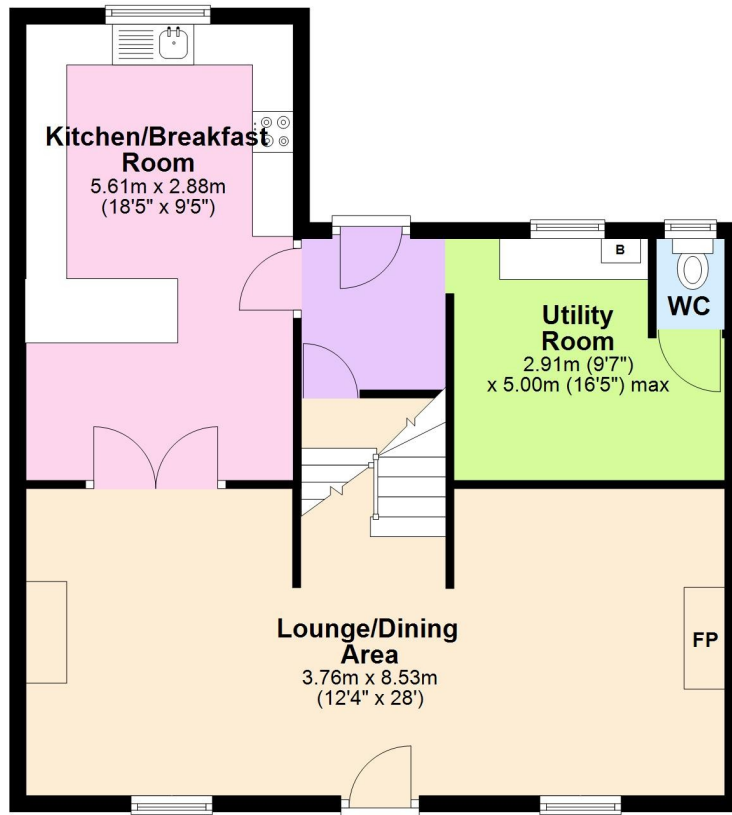
We are advised that the property benefits from mains water,

electricity and drainage. Oil fired central heating.

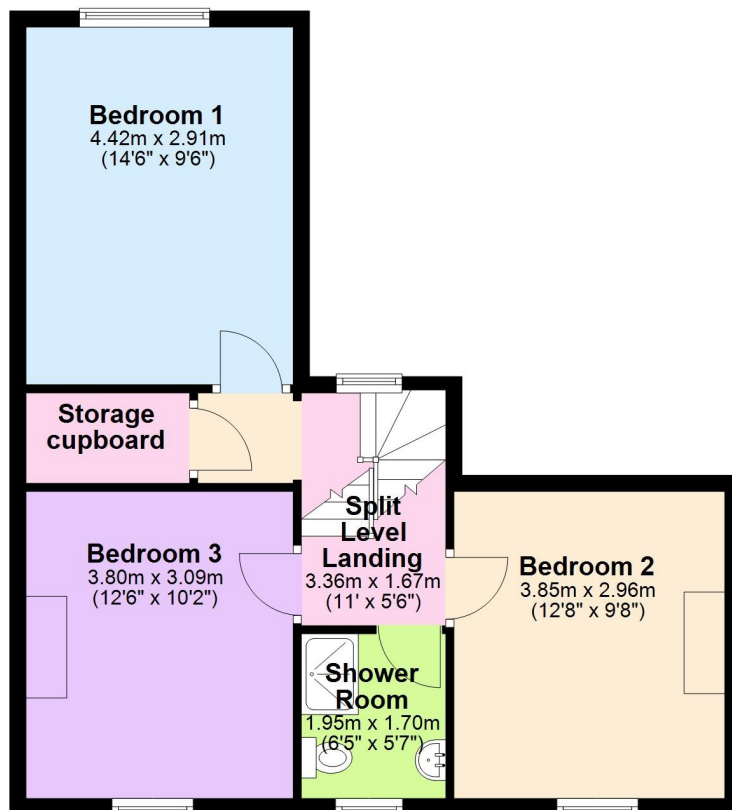
Council Tax Band F (Ceredigion County Council).

Tenure - Freehold.

Ground Floor



First Floor



Total area: approx. 121.1 sq. metres (1303.3 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

3 Princes Avenue, Aberaeron

MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (41)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

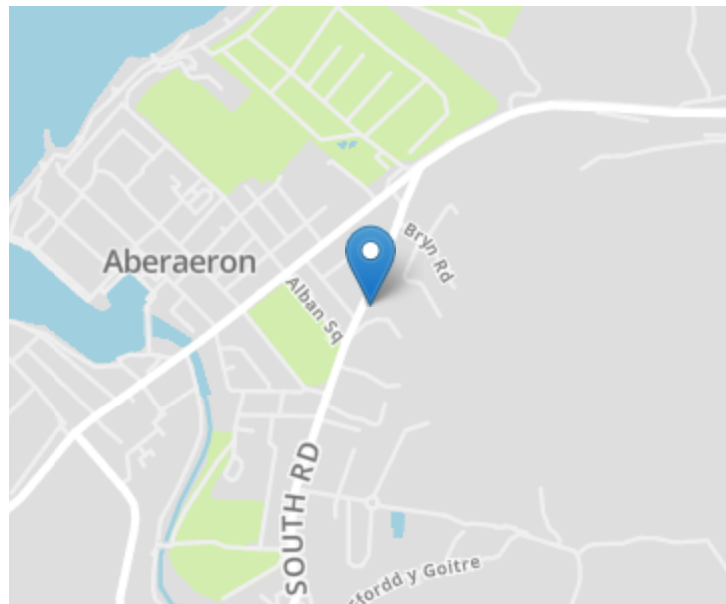
Any risk of coastal erosion? No

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 turn left. Immediately after the pelican crossing, turn right up Alban Square to T Junction opposite The Feathers Hotels. Turn left, you will pass Lloyds Motors Volvo car sales on your right hand side, carry straight on and you will enter into Princes Avenue and the property is located on the right hand side as identified by the Agents for sale board.

Energy Efficiency Rating

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

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