

A charming and vintage detached Victorian town house with sea views over Cardigan Bay. Sought after harbour town of Aberaeron - West Wales.



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& DAVIES**

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ARAEI 6 NORTH  
PARADE, ABERAERON,  
CEREDIGIONSA46 0JP

£305,000

REF: Ref R/3694/ID



Image Caption

**ARAEI 6 NORTH  
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SA46 0JP**

**£305,000**

- Aberaeron - West Wales
- Charming Victorian detached town house
- 4 bedroom accommodation
- Large garden to rear
- Sea views over Cardigan Bay
- Convenient edge of town location
- Short walk to the harbour and beach



Image Caption

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Image Caption

**\*\*Charming detached Victorian town house\*\***Offering 4 bedroom, 1 bathroom accommodation\*\*Located on the edge of the popular harbour town of Aberaeron\*\*Large garden to rear\*\*Outstanding views over Cardigan Bay and Aberaeron town\*\*Walking distance towards town amenities, harbour and the beach\*\*Full of character features\*\***DESERVING OF AN EARLY VIEWING\*\***

The property comprises of entrance hall, sitting room, dining room, kitchen, porch. First floor - 4 double bedrooms and 1 bathroom.

The property is situated within an elevated position overlooking the Georgian harbour town of Aberaeron and has extensive views over Cardigan Bay. The property is within a close walking distance to local facilities and amenities including shops, cafes, bars, restaurants, public transport connectivity, primary and secondary schools, places of worship, playing fields, access to the nearby beaches, harbour and the All Wales coastal path. Aberaeron lies equi distance half an hours drive from Aberystwyth to the north and Cardigan to the south.



## GROUND FLOOR

### Entrance Hall

5' 6" x 11' 2" (1.68m x 3.40m) via half glazed hardwood door, half flight stairs to split landing and understairs storage.

Image Caption



## Lounge



11' 6" x 13' 4" (3.51m x 4.06m) into bay window with sea views, economy 7 heater, electric fireplace.



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& DAVIES**

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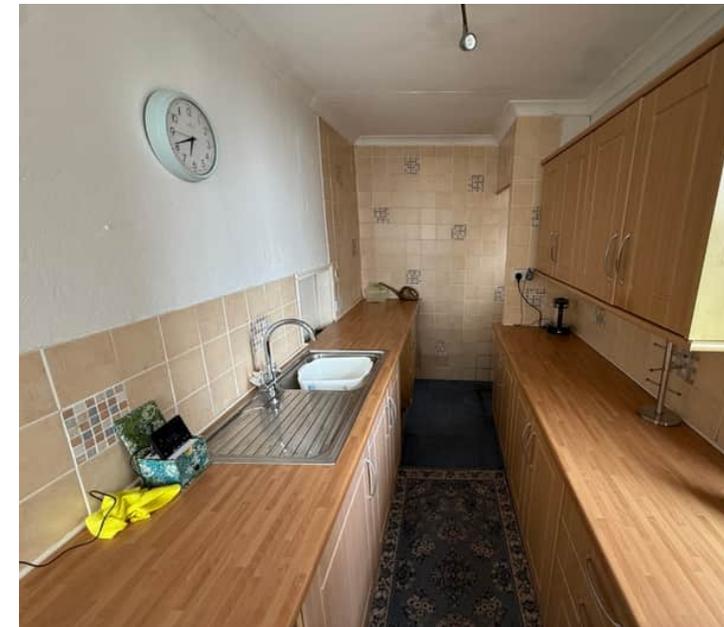




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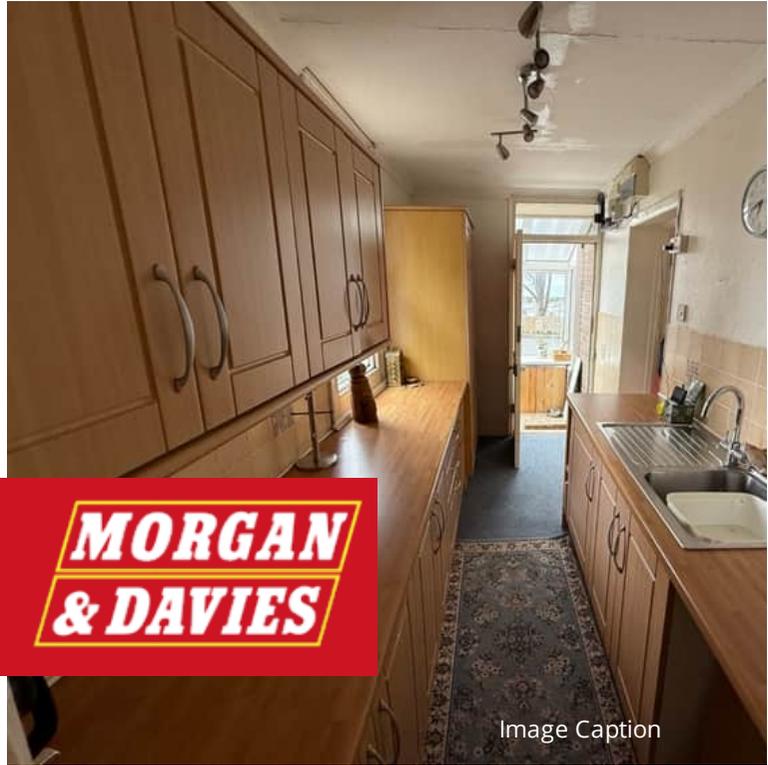


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**Dining Room / Living Room**



13' 0" x 13' 1" (3.96m x 3.99m) into bay window with stained glass and sea views, open fireplace with tiled surround and back boiler, economy 7 heating, picture rail. Wood block flooring (under carpet)

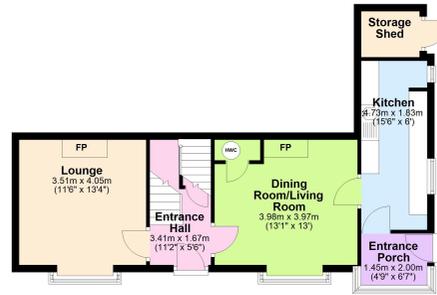


# Kitchen



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Ground Floor



First Floor



Total area: approx. 109.8 sq. metres (1182.1 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 items are approximate and no responsibility is taken for any error, omission or misstatement.  
 Plan produced using PlanIt.

Arael, 6 North Parade, Aberaeron

Driving through the town of Aberaeron north towards Aberystwyth, as you leave the town you will see a filling station on your left hand side, across the road for some 100 yards you will see the property as identified by the Agents for sale board.

**Tenure**

Freehold

**Services**

We are advised that the property benefits from mains water, electricity and drainage. Economy 7 heating system.

Council Tax Band E (Ceredigion County Council).

Tenure - Freehold.

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For further information or to arrange a viewing on this beautiful property, contact us:

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