

*Charming double fronted 3 bed town house. Convenient town centre location. Georgian harbour town of Aberaeron - West Wales.*



2 Oxford Street, Aberaeron, Ceredigion. SA46 0JB.

£229,000

Ref R/4733/ID

**\*\*Charming double fronted Aberaeron town house\*\*Spacious 3 bed accommodation\*\*Popular sought after street\*\*Level walking distance to all town amenities\*\*Pleasant enclosed rear garden\*\*First time ever on the market\*\*Easy access to the harbour, beach and the All Wales coastal path\*\***

The property comprises of entrance hall, reception room, lounge, kitchen, utility room, downstairs bathroom. First floor - 2 double bedrooms, 1 single bedroom.

The property is situated within the Georgian harbour town of Aberaeron with its comprehensive range of local facilities and amenities including shops, cafes, bars, restaurants, harbour side, beaches, All Wales coastal path, public transport connectivity, playing fields, swimming pool, primary and secondary schools, places of worship and an integrated health centre. Equi distance to Aberystwyth to the north and Cardigan to the south and within some 15 miles of the University town of Lampeter.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## HISTORY

This is the first time this property has ever been marketed, as we are advised that the vendors grandfather purchased the property as a new build in 1863.

## GROUND FLOOR

### Entrance Hall

12' 7" x 4' 8" (3.84m x 1.42m) via hardwood door with fan light above, stairs leading to first floor, under stairs storage cupboard.



### Reception Room 1

9' 6" x 12' 7" (2.90m x 3.84m) with double glazed sash window to front, open fireplace with art deco tile surround.



### Front Lounge

13' 9" x 12' 8" (4.19m x 3.86m) double glazed sash window to front, open fireplace with reconstructed stone surround, picture rail. Door into -







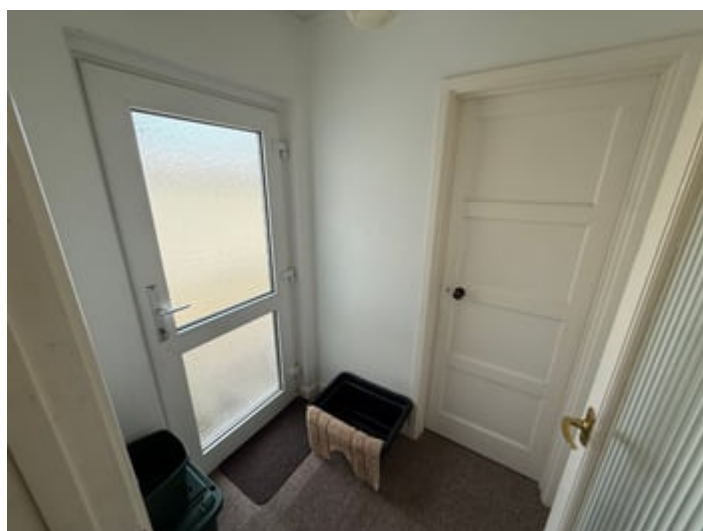
## Kitchen

8' 0" x 10' 2" (2.44m x 3.10m) with fitted base and wall cupboard units, electric oven and hob, fitted wall units, formica working surfaces, space for fridge freezer, double glazed window to rear. Door into -



## Utility Room

With upvc external door.



## Bathroom

6' 2" x 4' 6" (1.88m x 1.37m) with panelled bath with pedestal wash hand basin, cupboard housing hot water tank.



### Separate w.c.

With low level flush w.c.



## FIRST FLOOR

### Bedroom 1

9' 7" x 12' 7" (2.92m x 3.84m) with double glazed sash window to front.



### Double Bedroom 2

12' 9" x 12' 9" (3.89m x 3.89m) with double glazed sash window to front.







### Front Bedroom 3 / Office

6' 0" x 7' 9" (1.83m x 2.36m) with double glazed sash window to front.



## EXTERNALLY

### To the Front

The property is approached via Oxford Street.



### To the Rear

To the rear is a pleasant enclosed garden area, mostly laid to lawn with storage shed.





## Services

We are advised the property benefits from mains water, electricity and drainage. No central heating.

Council Tax Band D (Ceredigion County Council).

Tenure - Freehold.

## 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 Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

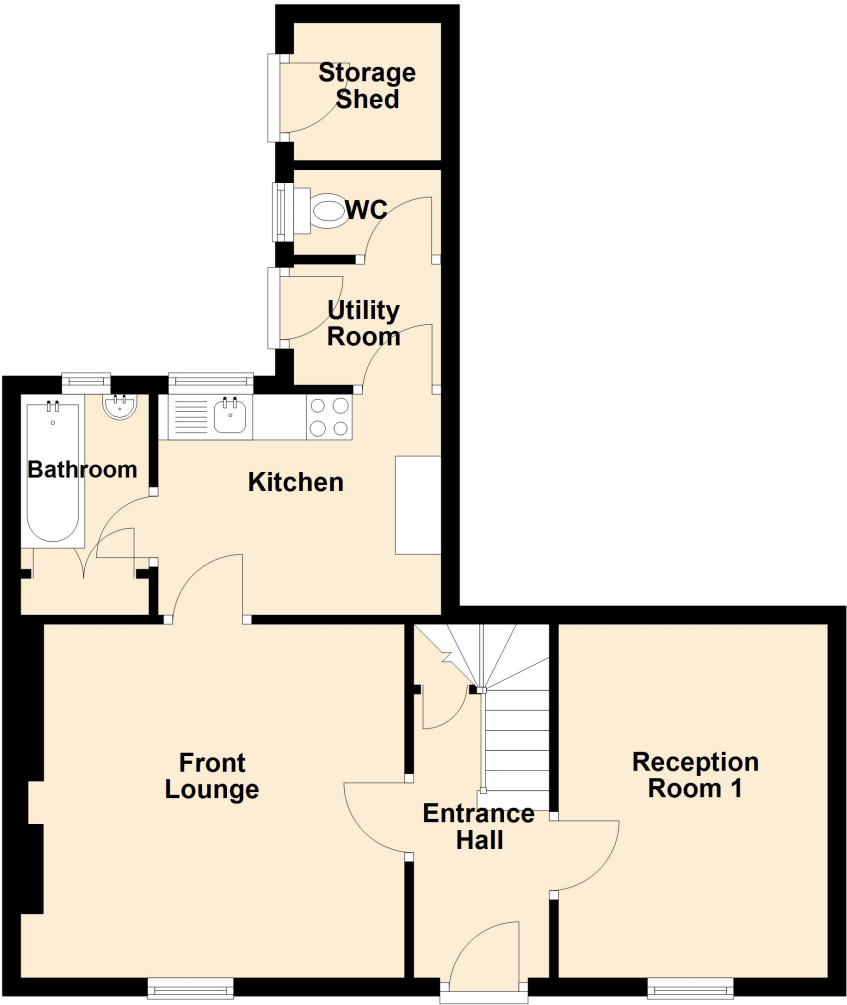
## VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

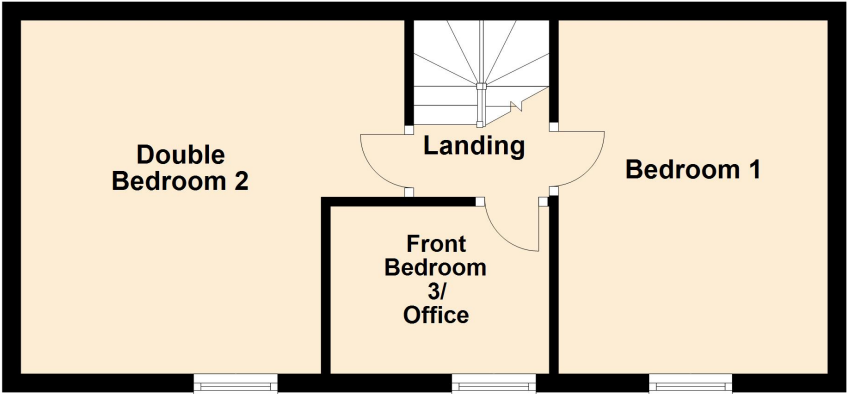
All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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

**Ground Floor**



First Floor





## MATERIAL INFORMATION

---

**Council Tax:** Band D

N/A

**Parking Types:** On Street.

**Heating Sources:** Open Fire.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** G (1)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

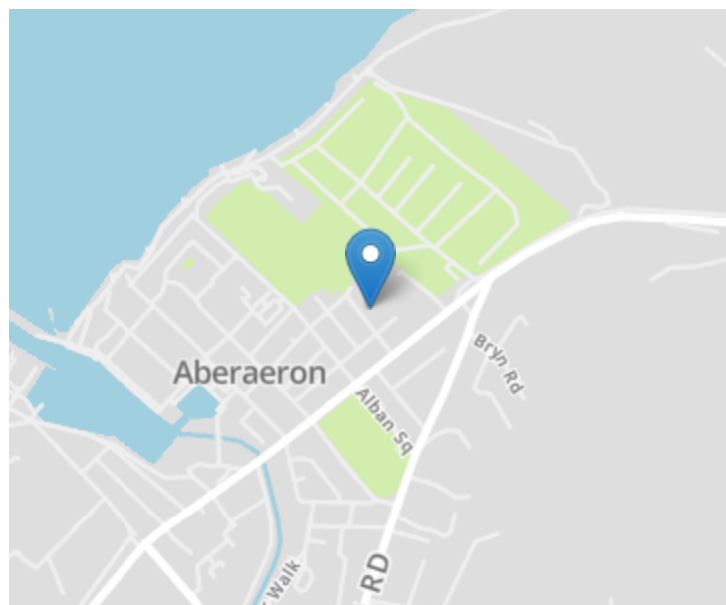
**Any risk of coastal erosion?** No

**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. Proceed down the street and take the 3rd left hand turning into Oxford Street and you will see this property as one of terraces 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		38
(1-20) <b>G</b>	1	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



Regulated by

**RICS**