

*****Exceptional Coastal Town House**Sought after location**Aberaeron town centre**West Wales*****



11 Market Street, Aberaeron, Ceredigion. SA46 0AU.

£475,000

Ref R/4067/RD

LOCATION! LOCATION! LOCATION!

*****Exceptional three storey town house overlooking Aberaeron harbour**Large private rear garden**Double Garage**4 Beds**South facing**Large family living space**Grade II Listed Dwelling**Prime location in Aberaeron town centre**Walking distance to local amenities**Potential for B&B/Guest House****SOUGHT AFTER LOCATION**DON'T MISS THIS OPPORTUNITY*****

The property is centrally positioned within the favoured Georgian harbour town of Aberaeron overlooking the inner harbour and a level walking distance to local facilities and services including doctors surgery, primary and secondary school, post office, places of worship, cafes, bars, restaurants, local and national retailers. The town is strategically positioned along the main A487 trunk road being some 20 minutes south of the larger Urban town of Aberystwyth with its national railway connections, regional hospital and university and the Coastal town of Cardigan being some 30 minutes drive to the South. The University town of Lampeter is



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GENERAL

This is an outstanding Grade II Listed dwelling set on the level overlooking Pwll Cam inner harbour, within the Georgian Harbour town of Aberaeron. The property has been in the same family for generations and rarely do properties of this calibre come on the market, particularly in this location.

The property is split across three levels offering 4 bedrooms and with large family living rooms and dining areas with extended private rear garden to rear.

1½ double garage offers road parking to the rear which is at a premium within this sought after address.

Viewing of this property is highly recommended.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hall

Solid hardwood door and glazed panel in the door into -

A warm and inviting Hallway



17' 0" x 6' 2" (5.18m x 1.88m) With original decorative archway and coving, radiator, ample sockets, side door to Lounge area. Stairs to first floor. Access to Basement

Basement

Accessed from Hallway with slate steps down to a well maintained basement area housing the boiler.

Lounge





9' 5" x 24' 3" (2.87m x 7.39m) a large family living room with dual aspect windows to rear and front bay window allowing excellent natural sun light, views over Pwll Cam and the harbour. Fireplace with marble back and hearth, decorative covings to ceiling, ample shelving and cupboard space, multiple sockets, TV point, 2 x radiator.

Kitchen



12' 0" x 14' 0" (3.66m x 4.27m) having a range of base and wall units with wood effect worktop, integrated appliances including Zanussi oven and grill, Zanussi gas hobs with extractor over, stainless steel sink and drainer with mixer tap, space for a washing machine and dishwasher, patterned red quarry tiled flooring, radiator, recently fitted large sky light over bringing in an abundance of natural light. Side access to yard. Door to -

Larder

With extended shelving areas, additional appliance space, quarry tiled flooring.

Dining Room / Additional Sitting Room





14' 11" x 15' 4" (4.55m x 4.67m) with feature stone inglenook fireplace with solid Oak mantle, multi fuel burner on quarry tiled hearth, part exposed stone walls, exposed beams to ceiling, wood effect laminate flooring, rear window and door leading to -

Conservatory



12' 5" x 8' 7" (3.78m x 2.62m) part wall and upvc construction, perspex roof, tiled flooring. Side door to -

W.C.

Including w.c. single wash hand basin and vanity unit, rear window.

FIRST FLOOR

Landing

With window to half landing enjoying extended views over Cardigan Bay and garden.

Bathroom



Having a modern white bathroom suite including tiled corner shower cubicle with Mira shower, large modern wash hand basin, dual w.c. panelled bath, rear window, heated towel rail, slate effect laminate flooring.

Front Bedroom 1



16' 1" x 11' 10" (4.90m x 3.61m) double bedroom suite with dual windows overlooking Pwll Cam and harbour, fitted

cupboards, timber flooring, 2 x radiator, multiple sockets, BT Point.

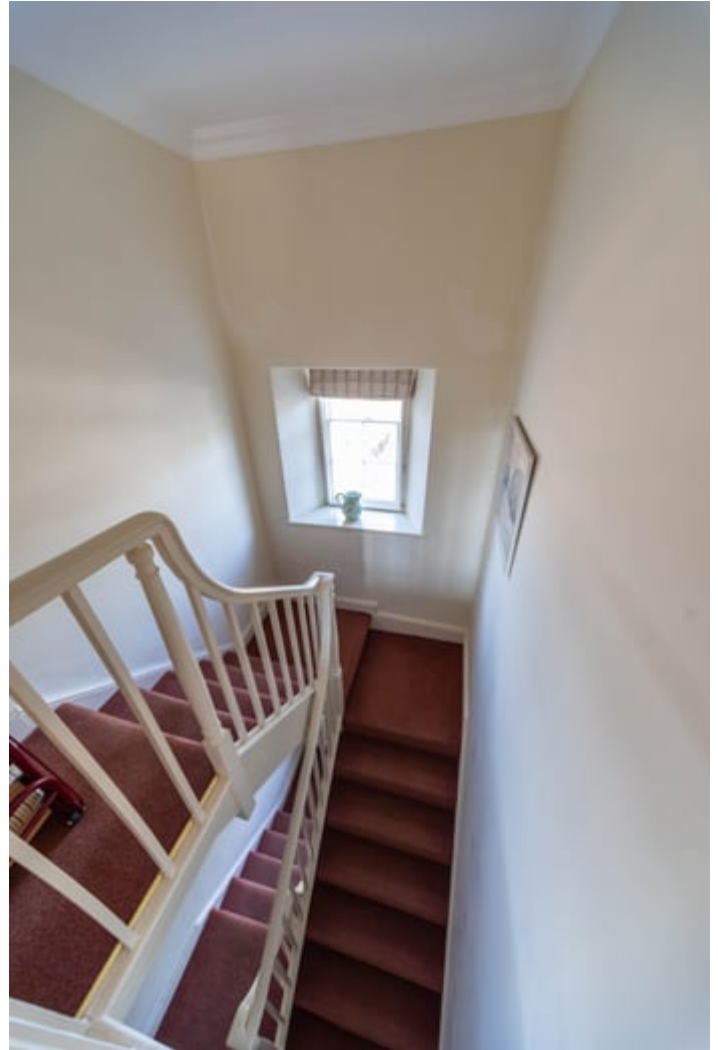
En Suite



5' 7" x 4' 11" (1.70m x 1.50m) with 1200 mm base tiled shower cubicle with Mira shower, single wash hand basin and vanity unit, dual flush w.c. vinyl flooring, extractor, decorative covings.

SECOND FLOOR

Half Landing



Having window with extended coastal views. Access to loft. Electric socket.

Front Bedroom 2



6' 8" x 9' 9" (2.03m x 2.97m) window overlooking Aberaeron harbour, electric sockets, radiator.

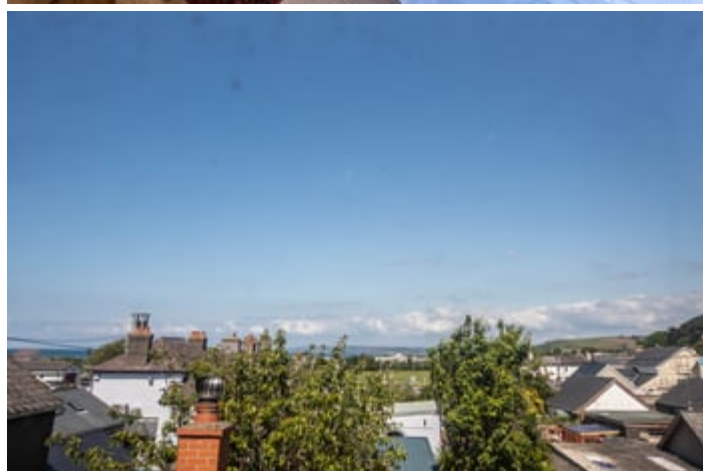
Front Bedroom 3



8' 10" x 13' 5" (2.69m x 4.09m) double bedroom, window to front overlooking harbour, radiator. Fitted wardrobe. Electric sockets.



Rear Bedroom 4



10' 0" x 9' 9" (3.05m x 2.97m) A double bedroom (currently with 2 single beds) rear window overlooking Cardigan Bay in the distance, radiator, multiple sockets.

Attic Loft

21' 4" x 16' 0" (6.50m x 4.88m) fully boarded and currently used for storage with rear window providing excellent views over the garden, Aberaeron town and Cardigan Bay in the distance.

EXTERNALLY

To the Front

The property is approached via Market Street.



To the Rear -



Extended rear garden which covers across No 11 and 12 Market Street with large raised stone flower beds with mature planting and shrubs, base for patio furniture, mix of stone



and slate slabs, rear pedestrian gate.

Garage



20' 9" x 13' 9" (6.32m x 4.19m) of block construction with electric steel up and over door, insulated box profile roof, concrete flooring, multiple sockets and shelving with side potting shed.

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.

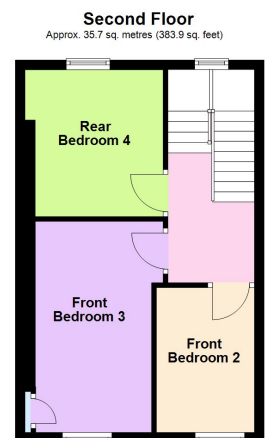
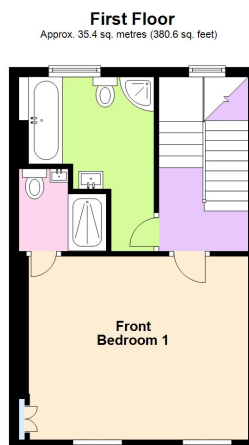
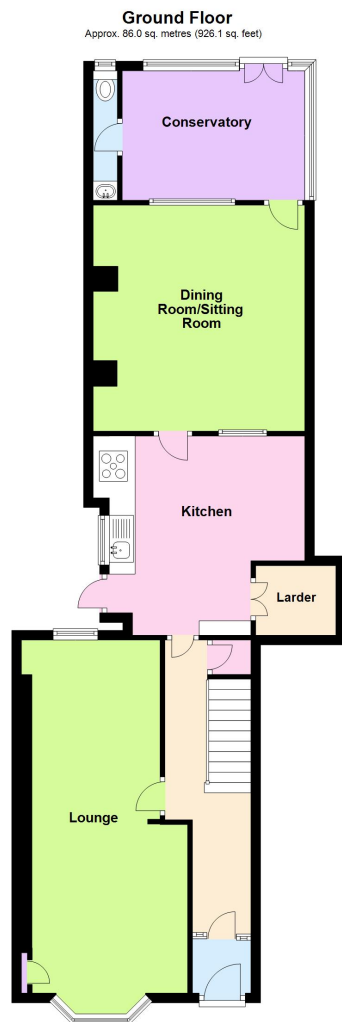
TENURE

The property is of Freehold Tenure.

Services

Mains Water, Electricity and Drainage. Oil Central Heating.

Council Tax band E.



Total area: approx. 157.1 sq. metres (1690.6 sq. feet)
For illustration purposes only; floor-plan not to scale and measurements are approximate
Plan produced using PlanUp.

11 Market Street, 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.

Mobile Signal

4G data and voice

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 and Davies office turn left onto Market Street and continue down towards Pwll Cam and the property is located on the right hand side.

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

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