

*Charming 2 Bedroom Period Cottage. Harbour Town of Aberaeron on Cardigan Bay. West Wales.*



**Ty Bara, 1 Bryn Road, Aberaeron, Ceredigion. SA46 0JL.**

**£247,000**

**Ref R/5092/ID**

\*\* Fully refurbished attractive 2 Bedroom Cottage \*\* Retained Character Features \*\* Put the key in the door and move in \*\* uPVC windows throughout \*\* New Haverland electric heating system \*\* Distant sea views from garden area over Aberaeron & Cardigan Bay \*\* Walking distance of the Town centre \*\* Perfect holiday let opportunity - achieving over 182 nights a year for the past 2 years \*\*

Nearby health centre, primary and secondary schools, leisure facilities, beaches and all Wales Coastal Path.

Property comprises of entrance hall, front sitting room, rear kitchen/breakfast room, 2 bedrooms, bathroom and rear landing/study area (or home office). Outside area to rear is a raised level patio/sitting out area with further steps up to garden and shrubbery. Currently a holiday letting cottage.



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

## GROUND FLOOR

### Entrance Hall

With uPVC half glazed entrance door, quarry tiled floor, ceiling downlighters.



### Front Sitting Room



15' 11" x 11' 2" (4.85m x 3.40m) with quarry tiled floor, wood burning stove and a slate hearth with feature brick surround. Front aspect window. Wall lights and downlighters. Haverland electric radiator. Large understairs storage space.

## Rear Kitchen/Breakfast Room



14' 2" x 7' 4" (4.32m x 2.24m) with tiled floor. Fitted modern range of base and wall cupboard units with oak worktops. Inset single drainer sink unit with mixer taps. Slot in Hotpoint double oven with Zanussi cooker hood over. Part-tiled walls. Downlighters. Haverland electric radiator. Open fireplace which have originally backed on the Old Bakery chimney. Rear aspect window and rear exterior door.

## FIRST FLOOR

### Split Level Landing

Approached from the staircase in the entrance hall. All upstairs rooms have original woodplank floors.



## Front Bedroom 1



**Rear Landing/Study Area (or home office)**



15' 0" x 9' 7" (4.57m x 2.92m) max, front aspect window and Haverland electric radiator. Ornamental Victorian style period fireplace.

## Front Bedroom 2

7' 2" x 7' 2" (2.18m x 2.18m) with front aspect window and Haverland electric radiator.





8' 2" x 7' 2" (2.49m x 2.18m) with rear aspect window. Haverland electric radiator. Built-in airing cupboard.

### Bathroom

7' 4" x 6' 4" (2.24m x 1.93m) with tiled floor and part tiled walls. Feature port-hole window. White suite provides a double ended freestanding bath with telephone handset shower unit. Low level flush toilet, wash-hand basin and heated towel rail. Downlighters. Extractor fan.



### EXTERNALLY

#### To The Front



Street frontage.

#### To the Rear

A small yard with outside water tap, steps up to a raised level patio and sitting out area with lovely aspect and further steps up to a sloping area of garden and shrubbery area. Pedestrian gateway to rear lane. Views over roof tops of the town.





## 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.



## VIEWING

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](http://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

Mains electricity (modern Haverland electric radiators), mains water and drainage.

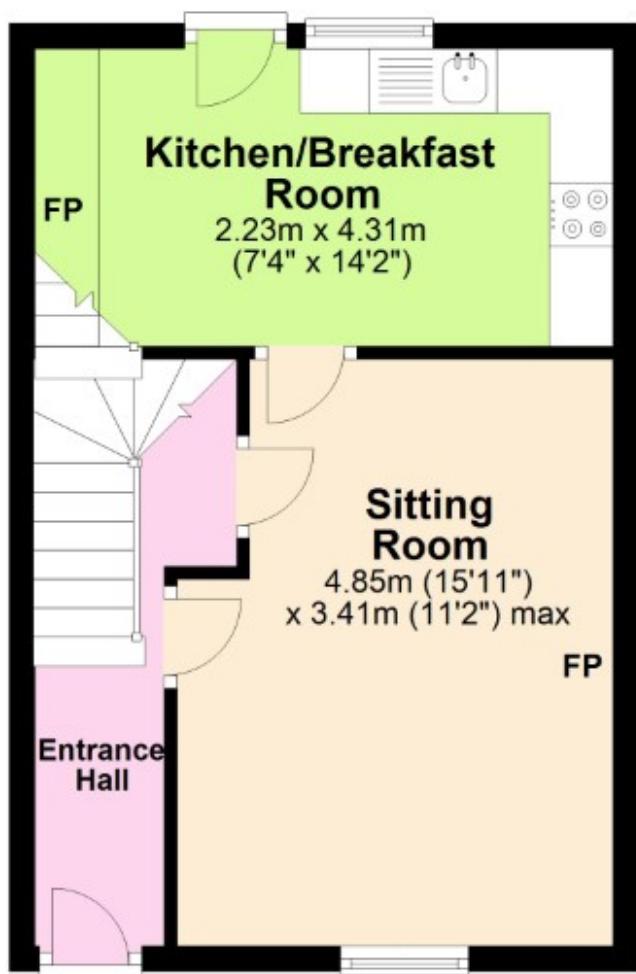
Council Tax Band C (Ceredigion County Council).

Tenure - Freehold.



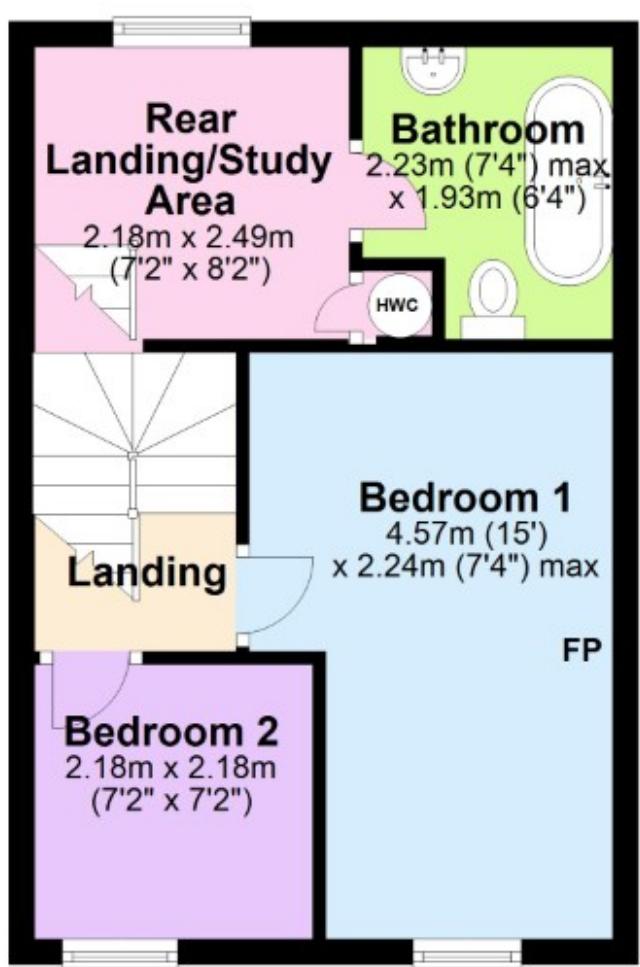
## Ground Floor

Approx. 30.8 sq. metres (332.0 sq. feet)



## First Floor

Approx. 31.6 sq. metres (339.8 sq. feet)



Total area: approx. 62.4 sq. metres (671.8 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Ty Bara , 1 Bryn Road, Aberaeron**

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** On Street.

**Heating Sources:** Electric.

**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

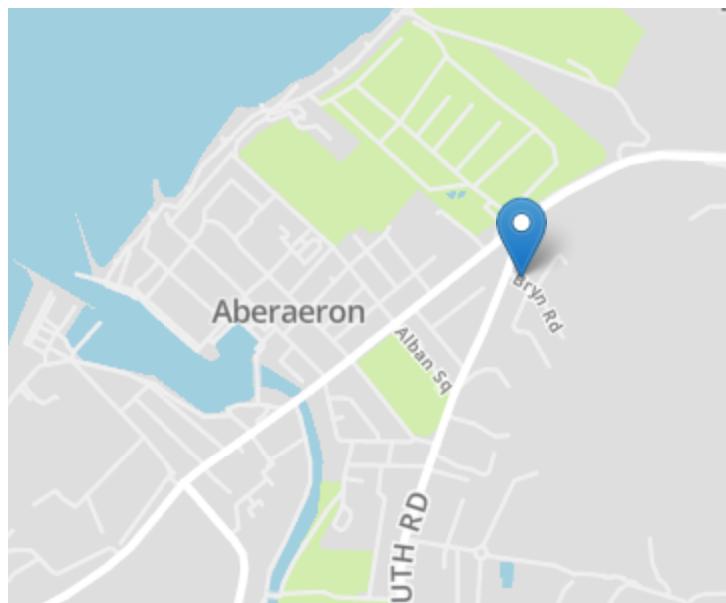
Any risk of coastal erosion? No

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		92
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		41
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Directions

From Morgan & Davies office, proceed to the town square (opposite Boots the Chemist), turn left. Immediately after the pelican crossing turn right up Alban Square to T junction opposite the Feathers Hotel and turn left. You will pass the Volvo car sales garage on the right hand side and carry straight on, after a terrace of houses on the right hand side, take the next right hand turning up Bryn Road. You will see this property immediately on the left hand side.

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>



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