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RICS



Since 1989

Attractive Georgian town house. Recently refurbished and upgraded. 4 Beds (2 En Suites). Garage at Rear. Harbour town of Aberaeron. Sought after residential locality overlooking town green.



11 Alban Square, Aberaeron, Ceredigion. SA46 0DB.

Ref R/2656/DD

£309,950

**** Attractive and substantial Grade II listed mid terraced town house ** 4 Beds (2 En Suite)** Popular residential locality overlooking town green ** Recently refurbished and upgraded** Retained character features**Traditional Georgian style facade**Garage at rear**Level walk to comprehensive shopping and schooling facilities, harbour and sea front ** Rarely available in this sought after location ****

The accommodation provides - Vestibule, Ent Hall with mosaic tiled floor, 2 Rec Rooms, Rear Fitted Kitchen/Breakfast Room, Downstairs Cloak Room and toilet. To the first floor - Split Level Galleried Landing, 2 Front Bedrooms (1 with En Suite), Rear Bedroom 3, Main Bathroom and WC. Second Floor/Bedroom 4 again with En Suite Shower Room. Useful Cellar. Rear yard and paved patio, Outside WC. No Garden. Garage at rear fronting Darkgate Street.

Aberaeron lies alongside the main A487 coast road, almost equi distant from Aberystwyth to the north and Cardigan to the south and within some 15 miles of the University town of Lampeter.

GENERAL

The property which was only acquired by the current owners in recent years was intended as a final retirement home. However, the owners plans have now changed and they have decided to offer the property for sale. A considerable investment has been made in the refurbishment and modernisation of the property. The completion of the cosmetic and decoration has been left in order that purchasers can complete this work to their own taste and standards.

The Accommodation provides as follows -

GROUND FLOOR

Front Vestibule



with original solid panelled entrance door with circular fan light over, mosaic tiled floor. Glazed sliding double door leads to -

Entrance Hall

20' 11" x 6' 7" (6.38m x 2.01m) overall, again with mosaic tiled floor, original arched ceilings cornices and covings. Heatstore thermostatically controlled radiator.



Front Reception Room

14' 4" x 10' 3" (4.37m x 3.12m) with window to front overlooking town green, a Victorian style original cast iron fireplace with painted slate surround, picture rail, coving to ceiling. Heatstore thermostatically controlled radiator. Oak parquet flooring. French doors through to -



Rear Dining Room

14' 3" x 10' 7" (4.34m x 3.23m) having a fireplace with original painted slate surround.



Rear Kitchen/Breakfast Room



22' 8" x 10' 2" (6.91m x 3.10m) overall, the kitchen area has a mosaic tiled floor and the breakfast area has laminate flooring. The kitchen is fitted with a new range of units comprising of base cupboards and pan drawers, formica working surfaces, matching fitted wall cupboards, stainless steel single drainer sink unit h&c, integrated Zanussi stainless steel oven with ceramic hob over and cooker hood. Part tiled walls. Appliance space with plumbing for automatic washing machine, ceiling spot lighting. Heatstore thermostatically controlled radiator. Rear exterior door.

Downstairs Cloak Room

With low level flush toilet and wash hand basin. Heatstore thermostatically controlled radiator.



Useful Cellar

with understairs access from Entrance Hall provides -

Cellar Room 14'5" x 11'2" with 6' head room, slate slab floor and an adjacent Former Coal Room

FIRST FLOOR

Split Level Galliered Landing

approached via original staircase from the Entrance Hall with Heatstore thermostatically controlled radiator.



Front Double Bedroom 1



22' 2" x 10' 2" (6.76m x 3.10m) overall with 2 Heatstore thermostatically controlled radiators. Front aspect window overlooking the town green. Built in cupboards. Rear aspect window.

En Suite Shower Room



Which has a large shower cubicle, vanity unit with inset wash hand basin and close coupled flush toilet.

Front Bedroom 2

11' 0" x 10' 9" (3.35m x 3.28m) with front aspect window overlooking town green, Heatstore thermostatically controlled radiator.



Rear Bedroom 3



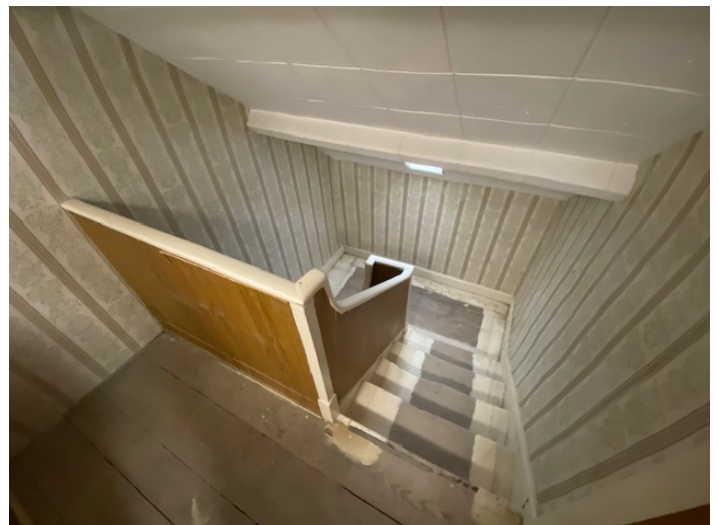
10' 3" x 6' 8" (3.12m x 2.03m) max with rear aspect window with opaque glass.

Bathroom

9' 9" x 6' 1" (2.97m x 1.85m) with a new White suite provides a panelled bath, wash hand basin and toilet. Vinyl panelled splash backs. Side window with opaque glass. Alcove, built in cupboard.



2nd Floor/Attic/Bedroom 4





Approached via an original staircase . 17' 1" x 16' 2" (5.21m x 4.93m) overall. Large rear aspect dormer window, Heatstore thermostatically controlled radiator. Built in under eaves cupboards.

En Suite Shower Room

Having a large shower cubicle, low level flush toilet and pedestal wash hand basin.



EXTERNALLY

To Front

Street Frontage



.At the Rear



The property fronts onto Darkgate Street with access there from into a Single Garage 28'6" x 9'6" with up and over door.

Rear private yard and paved patio area. Outside WC with flush toilet



Services

Mains electricity (Up to date Heatstore Thermostatically controlled radiators).Mains Water and Drainage.

Directions

The property is located south facing overlooking the town green on the north side of Alban Square.