

**TO BE SOLD BY ON LINE AUCTION - Charming Refurbished Period Cottage. Small Popular Coastal Village Community. 5 Minutes Walk Sea Front. 1 Mile Aberaeron.**



**Hendref, Aberarth, Aberaeron, Ceredigion. SA46 0LL.**

**£109,000 Guide Price**

**Ref R/2892/DD**

**\*\*TO BE SOLD BY ON-LINE AUCTION \*\*AUCTION GUIDE PRICE: £109,000. This Auction will be held by our Joint Auctioneers, Auction House Wales, [www.auctionhouse.co.uk/southwales](http://www.auctionhouse.co.uk/southwales) \*\*\*Bidding will open at 12 Noon on Monday 29th July 2024 and will run until 12 Noon on Wednesday 31st July 2024.**

**\*\*Quaint Character Welsh Period Cottage\*\*Double Glazing and Electric Heating\*\*Recently Refurbished\*\*2 Beds\*\*Private Parking\*\*Sun Patio\*\*5 Minutes Walk Sea Front\*\*Only a mile from the Georgian Harbour town of Aberaeron\*\*West Wales\*\***

Conveniently positioned within the small coastal village community of Aberarth only a few minutes walk from the sea front and 100 yards or so off the main A487 coast road and bus route. Only a mile or so North East of the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy travelling distance of the larger Marketing and Amenity centres of Aberystwyth, Cardigan and Lampeter.



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## GROUND FLOOR

### Character Sitting Room/Dining Room

16' 6" x 14' 11" (5.03m x 4.55m) with laminate flooring, exposed original ceiling beams, fireplace with stone chimney breast, houses a woodburning stove with a slate hearth, rear feature port hole window, wired for wall lights, large front window overlooking patio, front exterior door.



### Galley Kitchen

10' 0" x 5' 2" (3.05m x 1.57m) with laminate flooring, with a fitted range of base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, integrated appliances including a Beko oven with ceramic hob unit with over with cooker hood and stainless steel splash back, integrated fridge, 2 front aspect windows overlooking patio.





## FIRST FLOOR

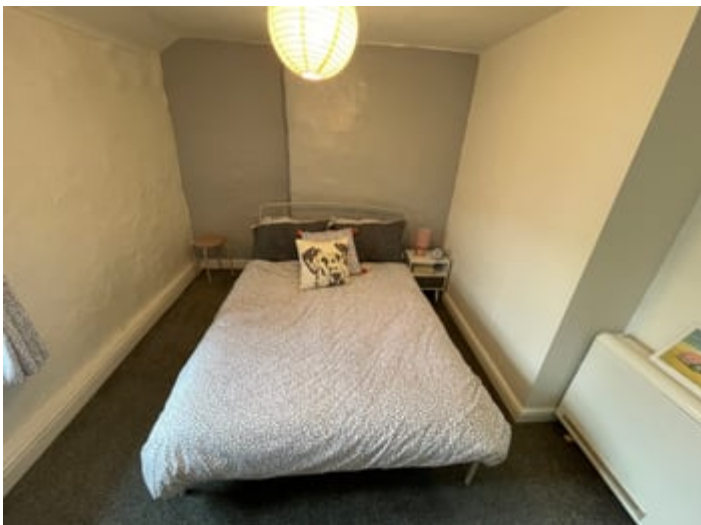
### Landing Area

Approached via staircase from the Sitting Room. With a small rear aspect window, built in airing cupboard housing copper cylinder tank with immersion heater.



### Front Double Bedroom 1

11' 8" x 10' 1" (3.56m x 3.07m) (max) with upvc front aspect window.

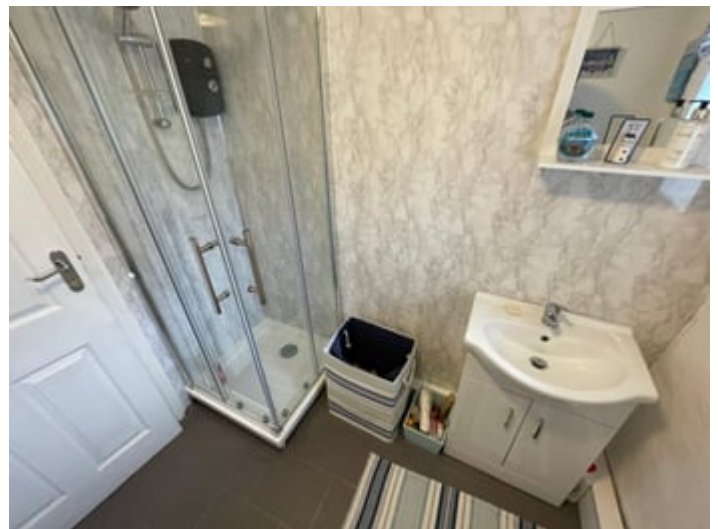


### Rear Bedroom 2

11' 10" x 6' 0" (3.61m x 1.83m) (max) with rear aspect window.

### Shower Room

7' 1" x 5' 2" (2.16m x 1.57m) with a new suite. Provides a corner shower cubicle with Triton shower unit, vanity unit with inset wash hand basin, low level flush toilet, electric heated towel rail.



## EXTERNALLY

### To Front

Paved front patio and sitting out area. Wooden fenced boundary. Lean to Store Shed 6'10" x 4'8" with power connected.



Front pathway leading to street frontage.

## TENURE

The property is of Freehold Tenure

## 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

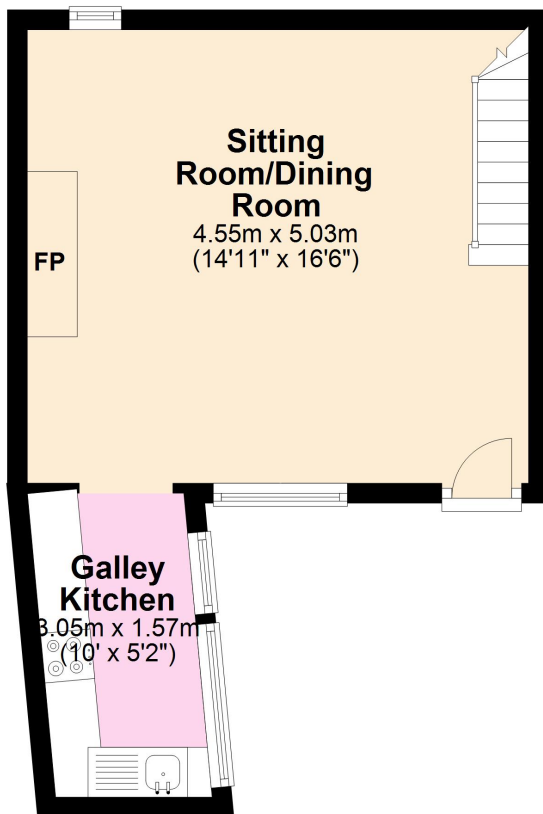
recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## Services

Mains Electricity, Water and Drainage. Electric Heating. Council Tax Band B.

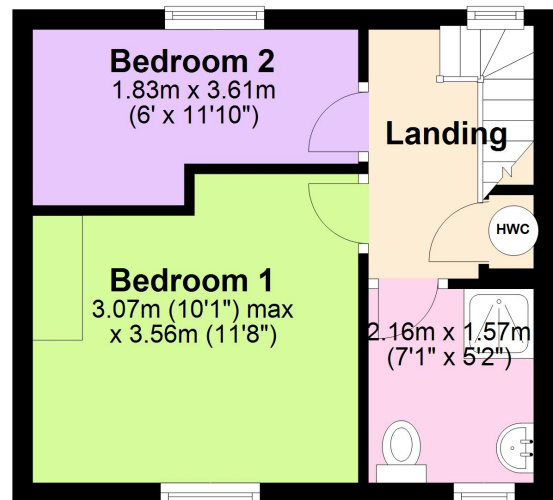
## Ground Floor

Approx. 27.8 sq. metres (299.5 sq. feet)



## First Floor

Approx. 22.9 sq. metres (246.2 sq. feet)




Total area: approx. 50.7 sq. metres (545.8 sq. feet)

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

**Hendref, Aberarth**

### Directions

From Aberaeron the property is best approached by taking the main A487 coast road North East towards Aberystwyth. After a mile or so you will enter the the village of Aberarth. Take the 2nd left hand turning in the centre of the village just before the bridge. Proceed down this lane which will take you into Water Street. Half way down Water Street Hendref will be seen on the left hand side identified by the Agents for sale board.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

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