

Regulated by:



Since 1989

Fully refurbished 2 bed coastal cottage overlooking the River Aeron. Being conveniently positioned to the town centre. Aberaeron. West Wales.



Ty Twt, Water Street, Aberaeron, Ceredigion. SA46 0DG.

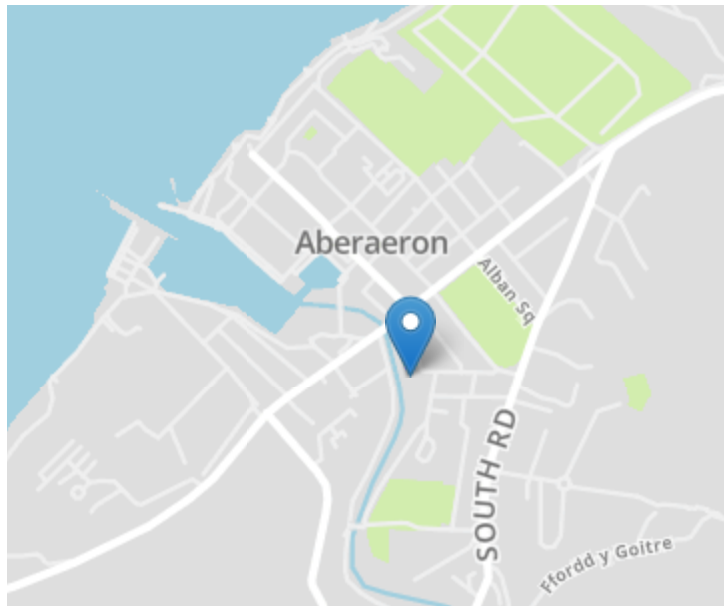
R/4005/RD

£335,000

** Delightful stone built period Welsh cottage ** Fully refurbished ** Love at first sight! ** Attractive riverside location ** Character, quirky and cosy accommodation ** 2 beds ** Double glazing ** Feature window overlooking river ** Side conservatory and patio area ** Planning permission for the erection of an additional bedroom and living space ** Sun Patio ** Garden shed ** Views up the river to the weir or down the river to the bridge and harbour ** Nicely tucked away within the town, on the level ** Nearby to restaurants, pubs, shops, parks and sports/leisure centre **

**** A GREAT OPPORTUNITY TO SECURE ONE OF THE CHARACTER PROPERTIES WITHIN ABERAERON ****

The property is situated centrally within the famous Georgian harbour town of Aberaeron alongside the main A487 coast road being equidistant from Aberystwyth to the north and Cardigan to the south and within some 15 miles of the university town of Lampeter. The property sits on level walking distance of a comprehensive range of shopping and schooling facilities, harbour and seafront, local cafes, bars and restaurants.



GENERAL

Ty Twt as it is traditionally recognised, a Welsh name translated 'Little House', is most charming cottage believed to date back to the 1800's. The property has been renovated, refurbished, redecorated and modernised throughout, all sympathetically carried out to the highest standards.

The property offers comfortable living space on the ground floor with 2 x bedrooms upstairs with feature open gallery landing overlooking the river below.

Planning permission has recently been granted for the erection of a single storey extension on the ground floor allowing the extension of the kitchen area and the addition of a 3rd bedroom. There is also a covered bin and recycling area as well as space for the storage of bikes.

The scheme has been sympathetically designed to retain the sun patio area.

The property is currently run under the name of 'The River Perch' as a successful holiday let and Airbnb business and accounts are available for those with a bonafide interest.

The property benefits from right of access over the forecourt to park a motor vehicle.

THE ACCOMMODATION

Front Porch

With stable door via covered slate roof porch with stable door leading through to ground floor accommodation which provides:





Open Plan Living Area

15' 6" x 14' 7" (4.72m x 4.45m) providing open plan living space with feature 6'4" x 8'4" picture window overlooking the River Aeron below, seating area with multi-fuel burner and tiled surround on a slate hearth, slate flooring, multiple sockets, tongue and groove paneling to walls, open staircase to first floor, kitchen area with authentic base units with oak worktops, stainless steel sink and drainer with mixer tap, electric oven and grill, induction hobs, tiled splash back, breakfast bar with cupboard space and seating space to rear, radiator, exposed beams to ceiling, slate flooring, French doors leading to:





Sun Room

8' 0" x 9' 3" (2.44m x 2.82m) with sliding patio door to garden, floor to ceiling windows and glass roof, slate tiled flooring, overlooking the river and access to sun patio.



Bathroom

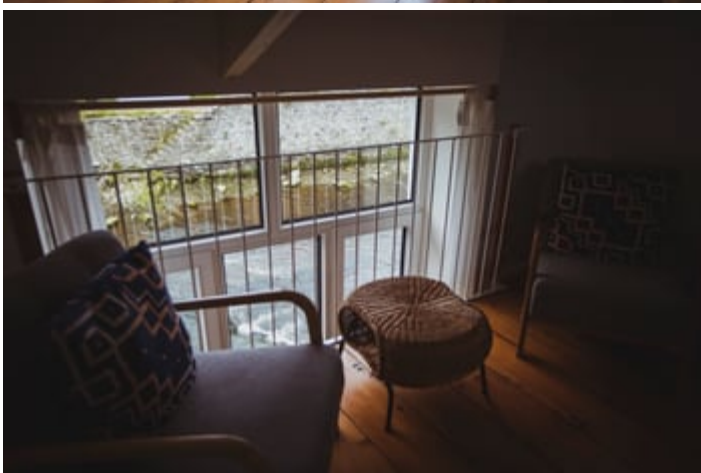
5' 1" x 6' 7" (1.55m x 2.01m) with enclosed tiled shower unit, heated towel rail, WC, single wash hand basin on vanity unit, side window, tiled flooring.



FIRST FLOOR

Gallery Landing

With views over the river below, Velux rooflight, exposed beams to ceiling, tongue and groove panelling to walls, comfortable seating area, exposed timber flooring.



Single Bedroom 2

6' 4" x 10' 9" (1.93m x 3.28m) currently used as a double bedroom, Velux roof light over, radiator, multiple sockets, timber flooring.



Bedroom 1

10' 4" x 8' 5" (3.15m x 2.57m) double bedroom, window to side, radiator, painted beams to ceiling, timber flooring, wall lights.

EXTERNALLY

To Front

The property is approached from Water Street and immediately to front are flower and shrub borders and parking facilities, a side gateway leads through to:



Private Walled In Garden

Which provides coloured gravel and paved patio and sitting out area, sun terrace with Garden Shed (8' x 6').

External patio area which measures approximately 30' x 24' with a stone dwarf wall to the river boundary. Oil storage tank.



Planning Permission

We understand that planning permission has recently been granted for the erection of a single storey extension and this is predominantly located to the rear of the patio area. A copy

of the proposed floor plans accompany the sales particulars.

Views

The property enjoys lovely views over the river, either up the river towards the weir or down the river towards the town bridge and harbour beyond.



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.

Services

Tenure - we understand the property is freehold.

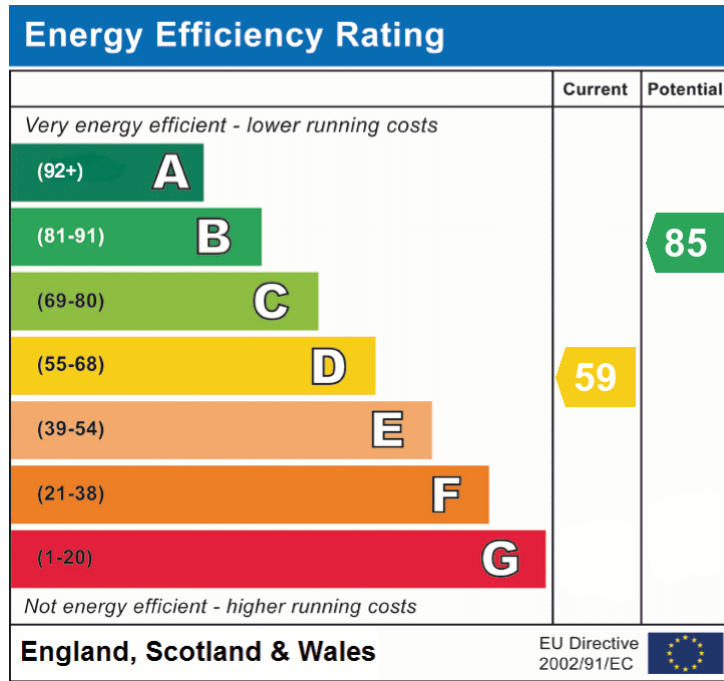
Services - mains electricity, water and drainage. Oil fired central heating.

Council Tax - Band D.

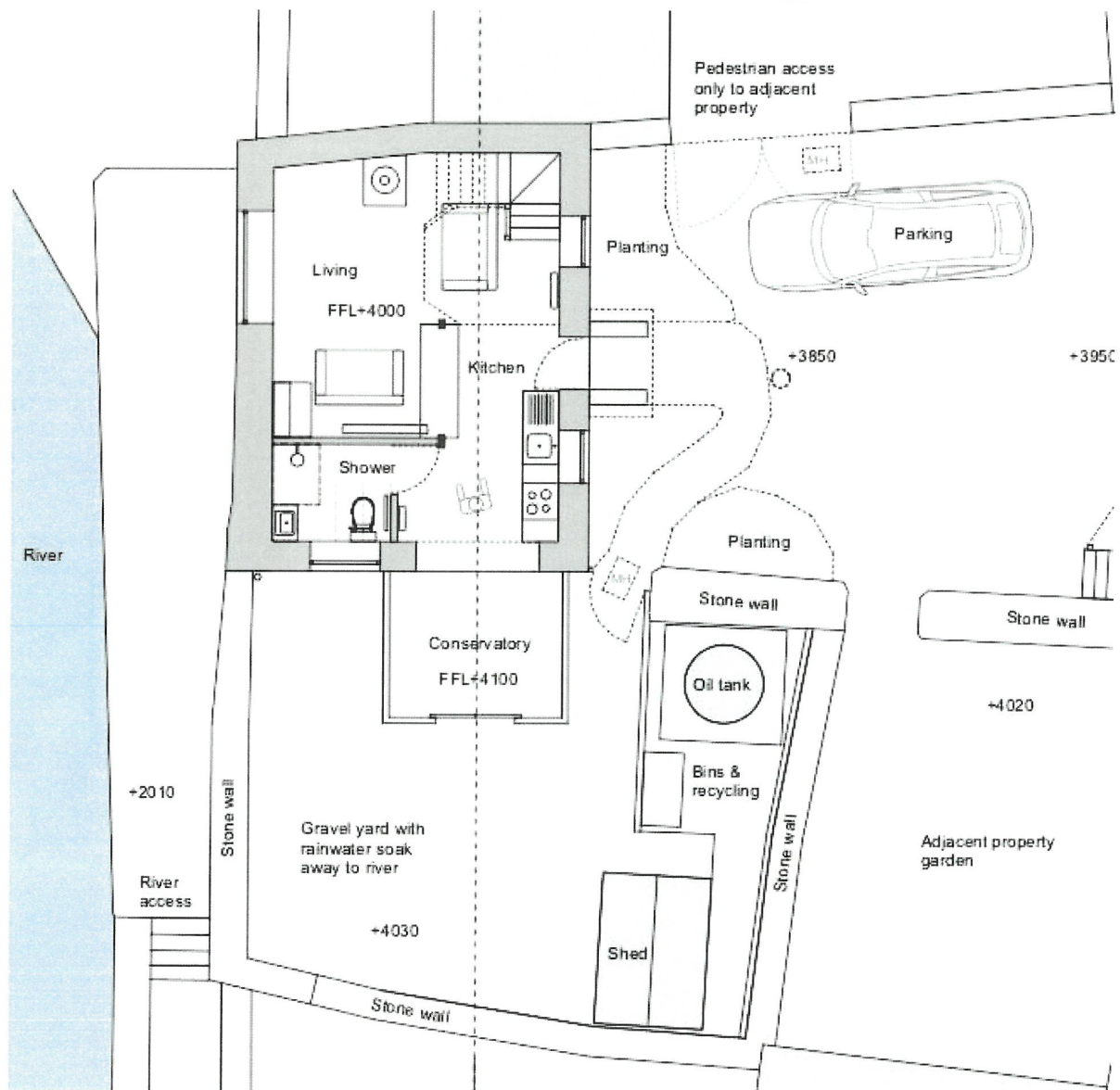
Directions

From Morgan and Davies office proceed to town square and take the road immediately opposite between Boots the Chemist and general stores. This will take you into Water Street at the end. At the end of Water Street you will see an entrance to the right which takes you to the cottage and neighbouring properties and is identified by the Agents' for

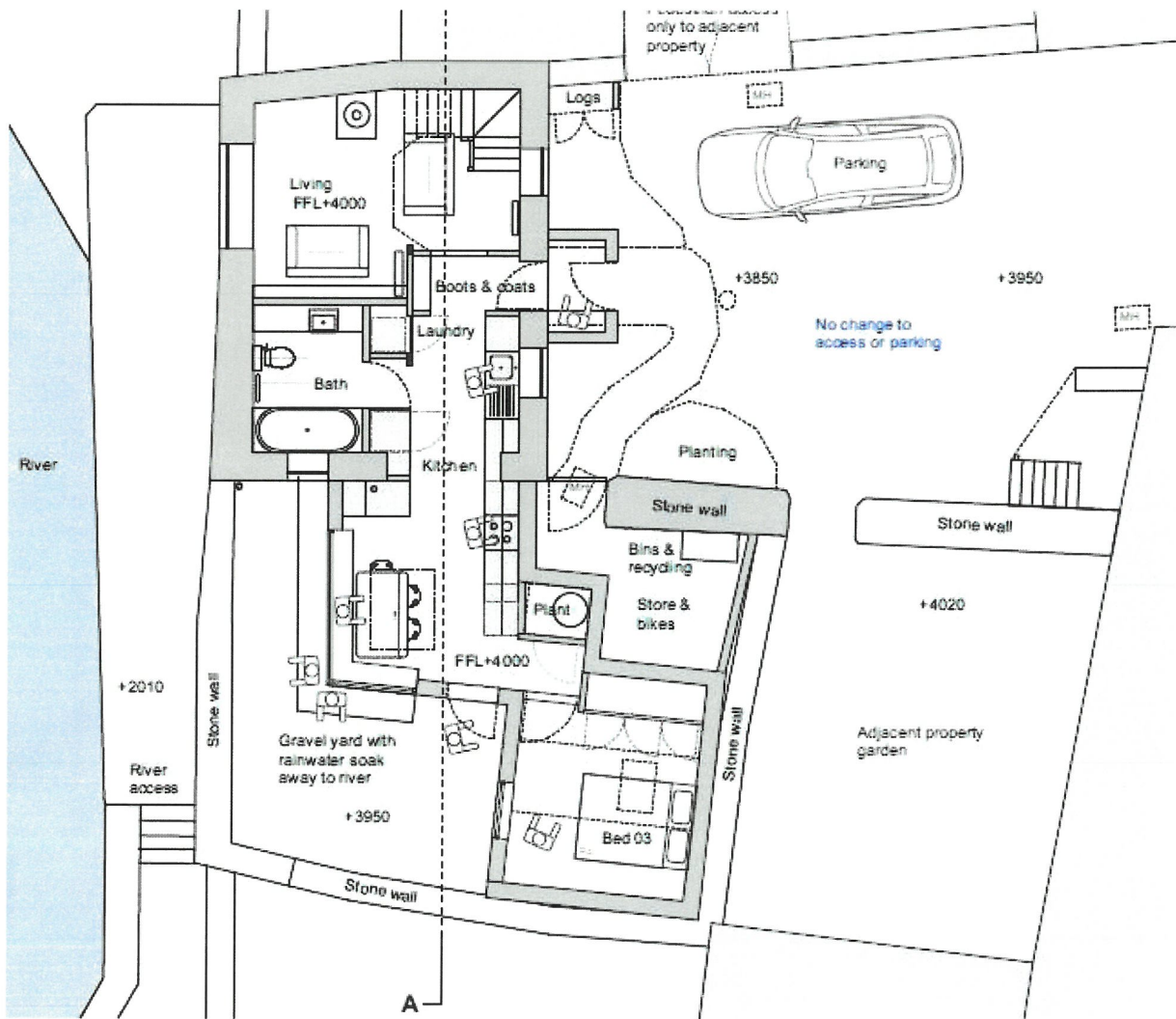
sale board.

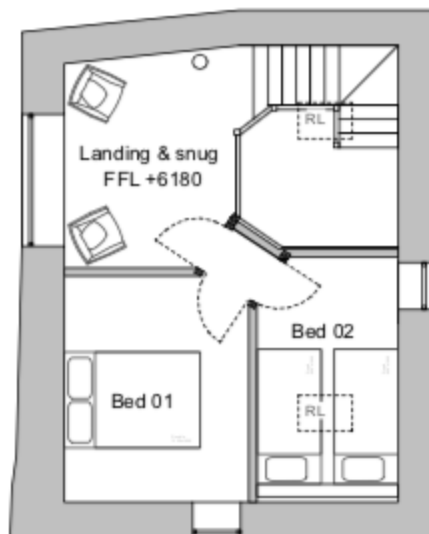


EXISTING PLAN



APPROVED PLAN.





Existing FF Plan