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RICS



Since 1989

Location, Location, Location! A delightful Victorian 3 bedroom residence with glorious views over Aberaeron harbour. Side garage and spacious gardens.



Nutshell, Beach Parade, Aberaeron, Ceredigion. SA46 0BE.

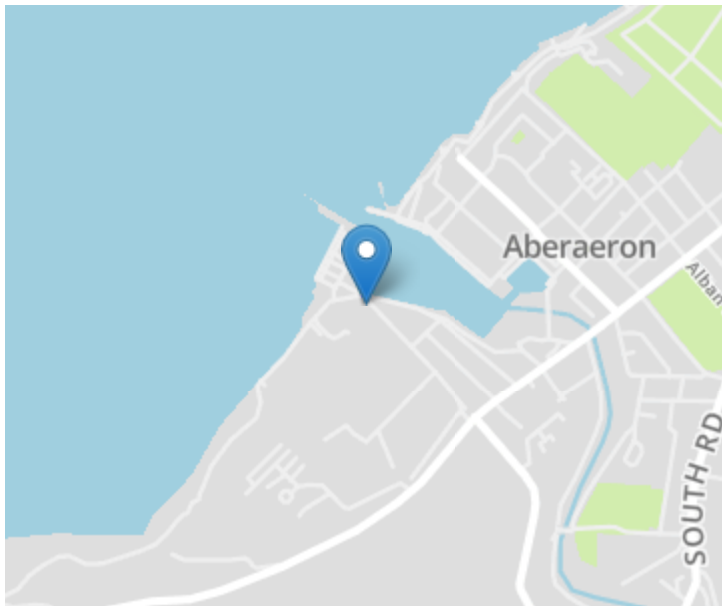
R/3897/ID - Offers in the Region of -

£495,000

**** Location, Location, Location! ** Delightful, 3 bedroom Victorian residence, located on one of Aberaeron's sought after streets ** Glorious views over Aberaeron harbour and towards the sea ** Deceptively spacious living accommodation ** Side garage and lovely rear garden ** Double glazing throughout ** A level walk to the sea front, harbour and town centre with its comprehensive range of shopping and schooling facilities ** Don't let this be a missed opportunity ****

The accommodation provides : entrance hall, front sitting room, second reception room or second sitting room, dining room, kitchen, side porch, downstairs WC. First Floor : bathroom, 2 double bedrooms and 1 single bedroom.

The property is positioned on the sought after street of Beach Parade with unparalleled views over Aberaeron harbour and towards the sea. Aberaeron lies alongside the main A487 coast road almost equidistant from Aberystwyth in the north and Cardigan to the south and within some 15 miles from the University town of Lampeter.



Entrance Hall

22' 5" (6.83m) in length with hardwood door into front vestibule with stained glass door into entrance hall, stairs to first floor, Economy 7 heater.



Front Lounge / Reception Room

14' 4" x 15' 0" (4.37m x 4.57m) into bay window overlooking the Aberaeron harbour, open fire place with tiled surround

and hearth, wall mounted electric heater.



Second Reception Room

12' 2" x 18' 9" (3.71m x 5.71m) into - Study Area with open fire place, 8' patio door to rear garden and Economy 7 heater.





Dining Room

12' 5" x 11' 8" (3.78m x 3.56m) with oil fired Rayburn Royale for domestic hot water, service hatch, 8' sliding doors to side.



Kitchen/Breakfast Room

12' 8" x 11' 0" (3.86m x 3.35m) with a range of fitted base and wall cupboard units, Formica working surfaces above and stainless steel 1 1/2 drainer sink. Prima double oven and grill, 4 ring ceramic hob with extractor hood, plumbing for an automatic washing machine, Economy 7 heater, picture window overlooking rear garden, door leading to -





Side Porch

6' 2" x 4' 2" (1.88m x 1.27m) with half glazed uPVC door, double glazed window to side.

Downstairs WC

4' 2" x 5' 7" (1.27m x 1.70m) with avocado suite comprising of a pedestal wash-hand basin, low level flush WC, frosted window to side.



FIRST FLOOR

Staircase to Half Landing

With corner cupboard unit.



Rear Bathroom

11' 4" x 12' 0" (3.45m x 3.66m) with a white suite comprising of an enclosed shower unit with Triton shower above, panelled bath with hot/cold taps, low level flush WC, bidet, pedestal wash-hand basin, wall mounted hot air blower, cupboard unit and airing cupboard with hot water heater.





Rear Double Bedroom 2

12' 1" x 11' 8" (3.68m x 3.56m) with double glazed window to rear, Economy 7 heater, wash-hand basin.



Front Principal Bedroom

16' 1" x 12' 0" (4.90m x 3.66m) into bay window, again with glorious views over Aberaeron harbour and out towards the sea, Economy 7 heater and vanity unit with wash-hand basin.



Single Bedroom 3

6' 5" x 7' 7" (1.96m x 2.31m) with double glazed window to front with harbour views.

EXTERNALLY

To the Rear

A south facing garden with a lower patio area laid to slabs. Beyond this is the ample lawned area with a range of mature shrubs, flowers and in particular over 40 rose bushes. Benefits from side access which leads to South Beach.

To the side of the property is another patio area laid to slabs and leads to the -



Garage

20' 2" x 10' 2" (6.15m x 3.10m) with up and over door, 2 double glazed windows to side, concrete flooring and power and light connected.



To the Front



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

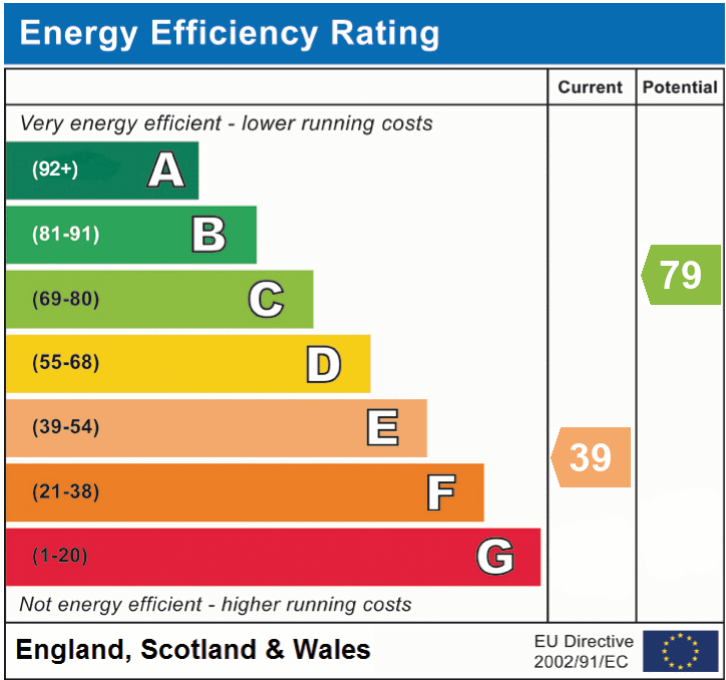
The property benefits from : Mains electricity, water and drainage, Economy 7 heating, oil connection for the Rayburn.

Tenure : Freehold

Council Tax Band : F (Ceredigion County Council)

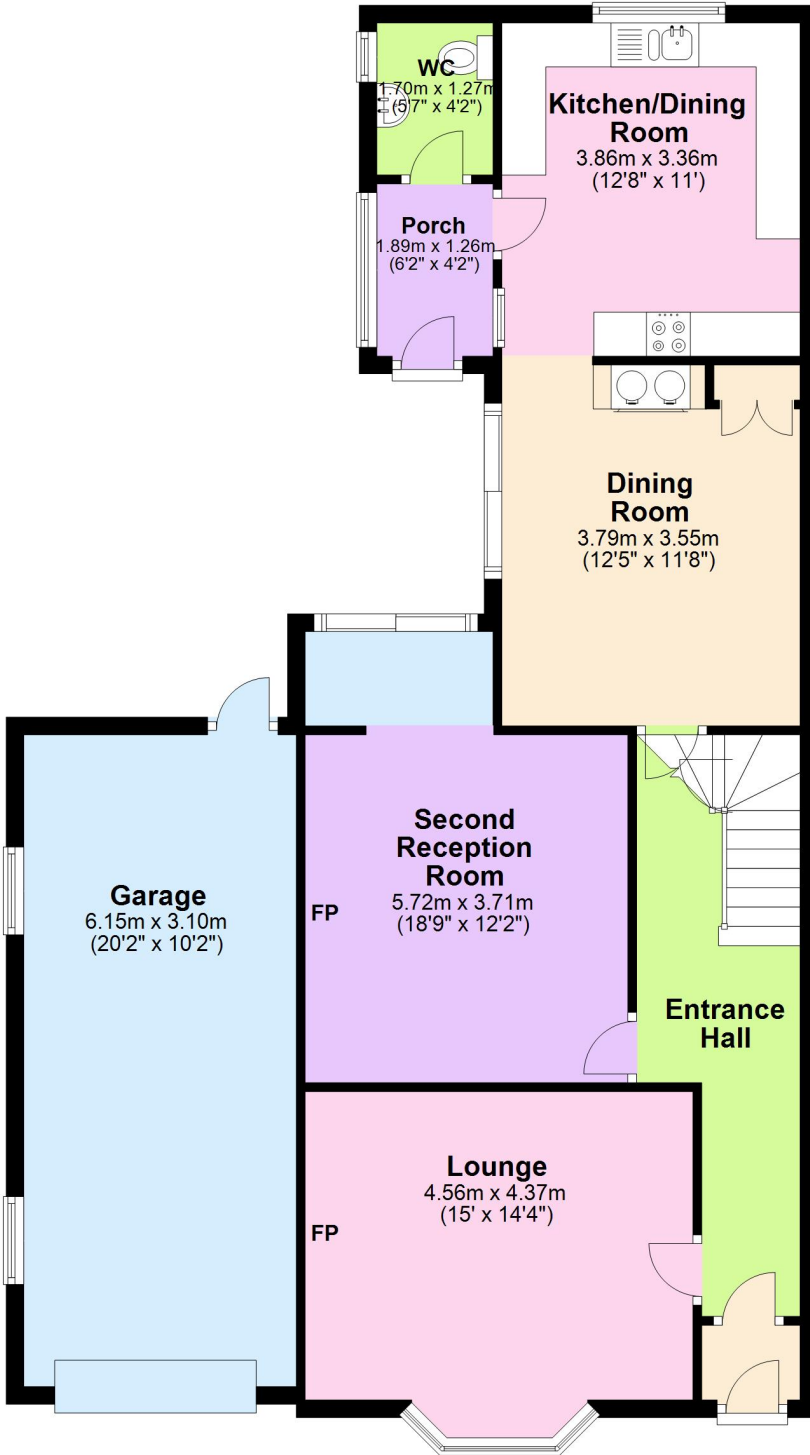
Directions

From Aberaeron town centre proceed south on the A487 coast road passing the church on the left hand side. Take the second right hand turning down into Wellington Street. Proceed to the end of the street and you will see the property as the first Victorian property on the left hand side after the bungalows.



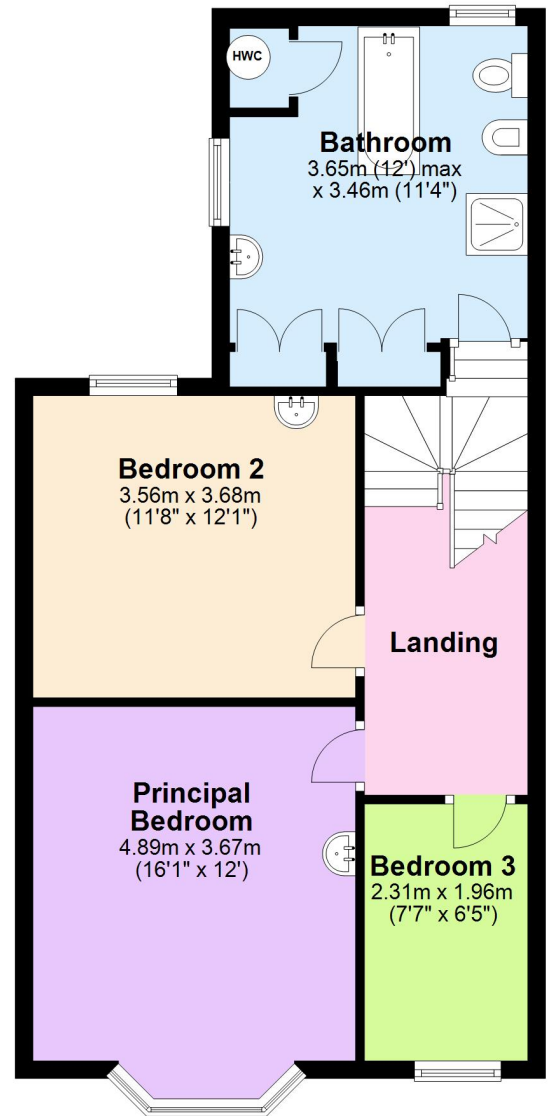
Ground Floor

Approx. 101.9 sq. metres (1096.9 sq. feet)



First Floor

Approx. 57.1 sq. metres (614.4 sq. feet)



Total area: approx. 159.0 sq. metres (1711.4 sq. feet)

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

Nutshell, Beach Parade, Aberaeron