

Regulated by:



**RICS**



Since 1989

*One of a Kind ! Historic and Characterful 1 Bed Cottage. Set within 0.15 of an acre. Aberaeron - West Wales.*



**3 Dolheulog Panteg Road, Aberaeron, Ceredigion. SA46 0EP.**

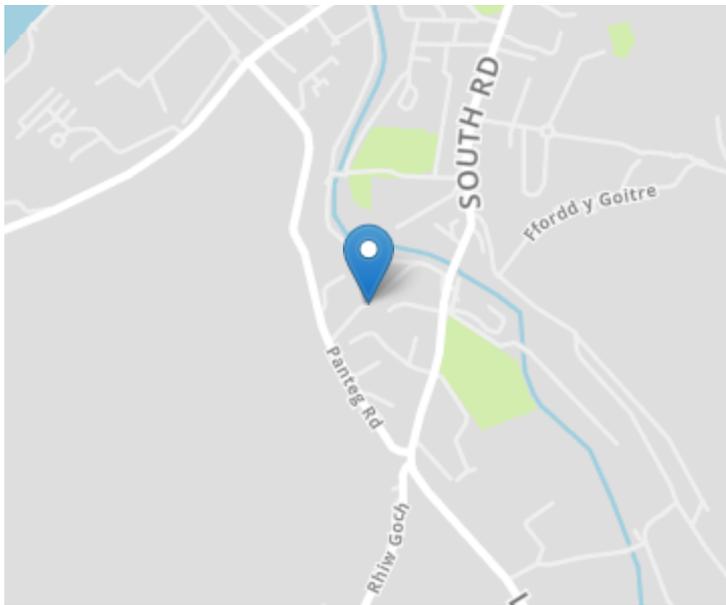
**Ref R/3986/RD**

**£320,000**

**\*\*ONE OF A KIND ! \*\*Character 1 Bed Historic Cottage\*\*One of the oldest properties in Aberaeron\*\*Set within some 0.15 Acre\*\* Private off road parking\*\*Large Garden\*\*Fully refurbished throughout\*\*New roof\*\*Underfloor heating\*\*New plumbing\*\*New wiring\*\*New Gas burner\*\*Fully redecorated\*\*Wealth of character features retained and enhanced\*\*Ultimate 'cosy' des res'\*\*Walking distance along river to Aberaeron town centre\*\*Completely unique offering to Aberaeron\*\* Furniture & contents available subject to negotiation **\*\*MUST BE VIEWED TO BE APPRECIATED\*\*****

The property is situated along Dolheulog, a quiet lane within the centre of Aberaeron.

This famous Georgian harbour town offers a good level of local amenities and services including traditional High Street offerings, community Health Centre, primary and secondary schools, leisure centre, well renowned cafes, bars and restaurants, excellent public transport connectivity and access to the All Wales coastal path. The University towns of Aberystwyth and Lampeter are an equi distant 20 minutes drive from the property.



## GENERAL

An exceptional character property situated centrally within Aberaeron within easy level walking distance to town amenities.

The property has been carefully refurbished by the current vendors to the highest possible standard with works including -

- New roof
- New plumbing
- New under floor heating.
- New wiring.
- New gas burner.
- Original A frames retained.
- New zinc roof.

Modern appliances integrated into the historic context in a tasteful manner that is a truly compliment to the dedication of the vendors to restore this important local building.

Please be aware that CADW records show that this building is not Listed in any capacity.

## THE ACCOMMODATION

### Front Entrance

via composite stable door into -

### Open Plan Living and Kitchen Space

With feature Pembrokeshire pebble cut floor with under floor heating running throughout the ground floor.

This area of the property boasts original exposed stone walls with lime wash render in places, notable features such as the

open original A frame to ceiling with thatch chimney basket above.

### Living Area

measures 10' 9" x 15' 2" (3.28m x 4.62m) with feature stone wall with brick insets and chimney stack to original thatched basket over, new sash window to front, new gas burner on a brick hearth, feature lighting, open staircase to first floor mezzanine. TV point, multiple sockets.





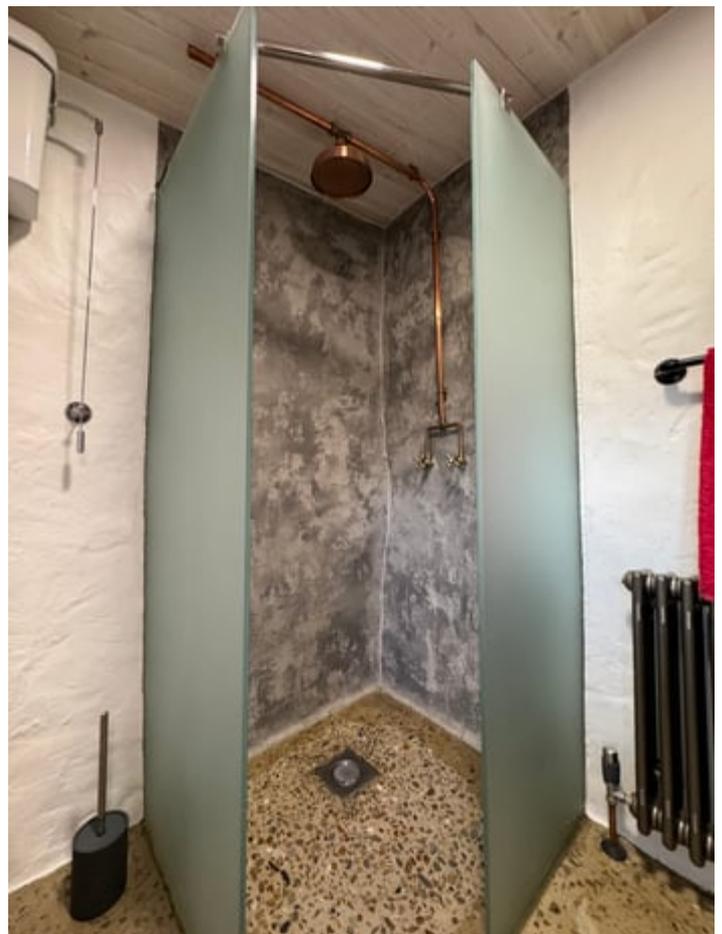
### Kitchen Area

10' 7" x 15' 2" (3.23m x 4.62m) with feature anthracite base units, sink and drainer with mixer tap, fitted dishwasher, integrated fridge, electric oven and grill, electric hobs, side breakfast bar with cupboard space and seating area. Dual aspect windows to front and rear, exposed beams to ceiling.



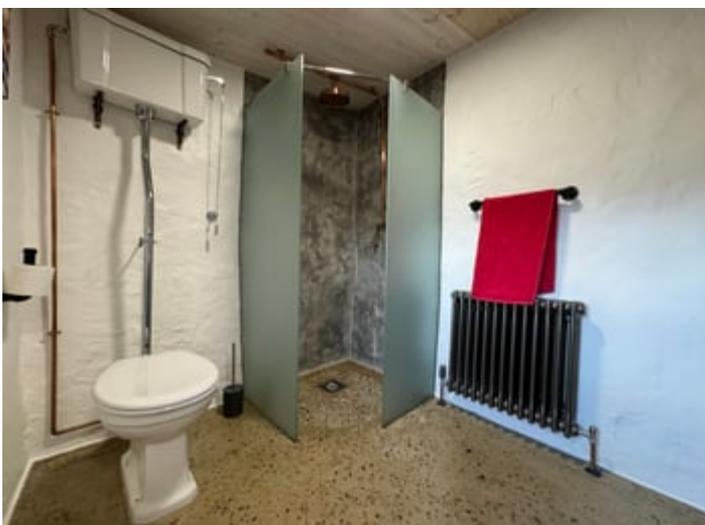
## Utility Room

7' 1" x 10' 8" (2.16m x 3.25m) with external stable door to garden, under larder space for washing machine, freezer and dryer, side window, exposed brick work to walls.



## Shower Room

6' 2" x 9' 9" (1.88m x 2.97m) with feature corner shower with copper pipework and waterfall head, radiator, w.c. single wash hand basin on slate shelf and feature brick wall with light up mirror, side window, Pembrokeshire pebble cut flooring.



## MEZZANINE FLOOR/FIRST FLOOR

### Double Bedroom

With side window, original A frames to ceiling, exposed timber flooring, multiple sockets.



## EXTERNALLY

### To the Front

The property is approached from the adjoining county lane to a gravelled forecourt and parking area to the front leading through a gated entrance to an extending gravelled area with space for 3 vehicles to park.

Continuing gravelled footpaths leads through to -



### The Rear

Rear court yard with covered porch from the utility room providing a wonderful south facing seating area overlooking the adjoining lawn.

Within the rear lawn area are feature gabion stone baskets adding interest to the garden along with a side bund recently planted hedgerow.



**OPTION -**  
 There is the option to purchase a Former Railway Carriage, sympathetically restored by the vendors measuring 7'5" x 14'7" and accessed via double glass patio doors to front, timber flooring and cladding to walls, side storage cupboard.



## 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

The property benefits from Mains water, electricity and drainage. Electric boiler with underfloor heating

Council Tax Band C.

## Directions

From Morgan and Davies proceed onto Bridge Street. On the junction take a left hand turning then immediately right up adjoining the square field onto Alban Square. Continue to the end and opposite The Feathers Royal hotel turn right and proceed for approximately half a mile over the river bridge up Vicarage Hill and at mini roundabout take the right hand exit. Having turned right onto Panteg road the entrance to Dolheulog is the second on the right hand side adjacent to some new footpath work. Proceed down the hill and the property is the last property on the left hand side.

