

Mixed Use Opportunity with 3 bed house set within the town centre. Aberaeron - West Wales.



**Birmingham House & 9 Albert Street, Corner Alban Sq/Albert Street,
Aberaeron, Ceredigion. SA46 0AH.**

£295,000

Ref C/2320/RD

****Mixed use commercial and residential property**Aberaeron town centre**Currently A1 use to the front - attached side 3 bed dwelling**Excellent road frontage**Walking distance to all town centre amenities**Ideal work from home project**Well established and historic town retail premises**On street parking**The property is in need of sympathetic refurbishment and redecoration**Ideal for those seeking a property with an income**AN UNIQUE AND GREAT OPPORTUNITY NOT TO BE MISSED !**

The property is situated on the corner of Alban Square, sitting centrally within Aberaeron town centre. The property fronts onto Alban Square but also forms the end of Albert Street. Aberaeron offers a good level of local amenities and services including local cafes, bars, restaurants, primary and secondary schools, traditional high street offerings, community health centre, good standard of leisure facilities and excellent public transport connectivity. The university town of Aberystwyth is some 20 minutes drive to the North with its regional hospital, network rail connections, retail park and large scale employment opportunities, traditional promenade and retail park and industrial estates.



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GENERAL

The property comprises of a corner property being prominent along the Alban Square, currently operates as the town wool shop.

The property enjoys a triangular shape situated on the junction of Albert Street and Alban Square on the further side of Alban Square and nearby to AM Garden Services and The Feathers Royal Hotel.

We understand that the property is Grade II Listed.

We understand that the property is listed for its inclusion of group value along Alban Square as a mid 19th Century late classical two storey building.

The property is split into part residential and part commercial use with the main shop front area overlooking Alban Square with adjoining storage facility across the hallway(potential bedroom) with the main living accommodation and bedroom space on the first floor and the kitchen and dining area located at the rear of the property.

The property has garden space with a rear access lane running across the boundaries of other properties along Albert Street and Alban Square.

The Accommodation provides as follows-

Shop Front

18' 8" x 18' 3" (5.69m x 5.56m) with glass door to front, dual aspect windows to front and side, a range of fitted shelving, central counter and servery point. Access to –



Rear Hallway



5' 8" x 12' 9" (1.73m x 3.89m) with external door onto Albert Street with fan light over. Stairs to first floor, radiator, understairs cupboard with access to cellar.

Stock Room (Potential Bedroom)



12' 3" x 11' 6" (3.73m x 3.51m) with window overlooking Albert Street with a range of shelving housing a Trianco oil boiler (in need of replacement).

Cellar

19' 0" x 12' 3" (5.79m x 3.73m) accessed via original slate steps to a LOWER STORAGE AREA with multiple sockets housing the steel oil tanker, original coal shaft to front.

Kitchen



20' 4" x 8' 8" (6.20m x 2.64m) with a range of Oak effect base and wall units, formica work tops, stainless steel sink and drainer with mixer tap, tiled flooring, washing machine connection, external door to rear garden and footpath area. Tongue and groove panelling to walls.

Dining Room



12'3" x 10'1" with side window overlooking Albert Street, multiple sockets, radiator.

FIRST FLOOR

Landing



5' 7" x 7' 8" (1.70m x 2.34m) with access to loft.

Bedroom 1



12' 5" x 9' 7" (3.78m x 2.92m) with window to side, fitted



cupboards, multiple sockets, radiator.

Bathroom



9' 4" x 5' 8" (2.84m x 1.73m) with corner bath with shower over, w.c. single wash hand basin, vanity unit, side window, radiator.

Lounge



15' 6" x 11' 4" (4.72m x 3.45m) with dual aspect windows to front and side overlooking Alban Square, radiator, TV point.



Bedroom 2



7' 1" x 15' 9" (2.16m x 4.80m) a double bedroom, window to front overlooking the Square field, multiple sockets, radiator.

EXTERNALLY



To the Front



The property enjoys road frontage to Alban Square and also to Albert Street to the side.

To the Rear

An enclosed path entrance providing access only and passing neighbouring properties to gain access onto rear service lane.

MONEY LAUNDERING

The successful purchaser will be required to produce





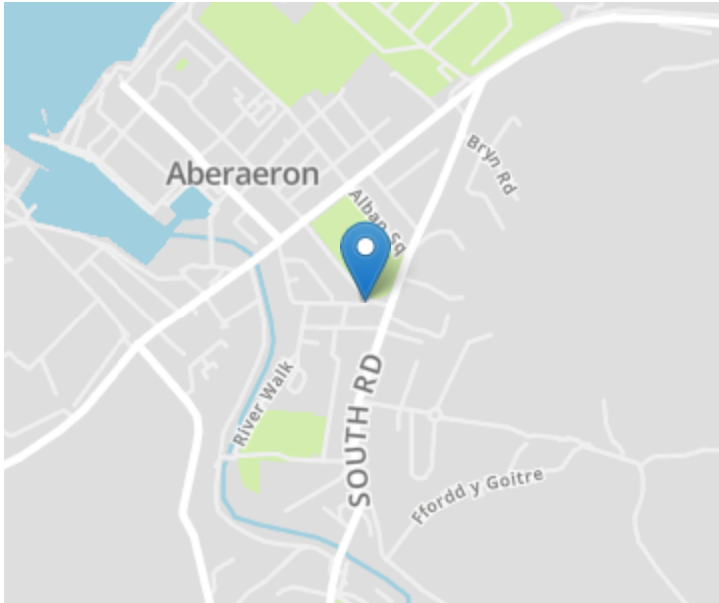
identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

TENURE

The property is of Freehold Tenure.

Services

We understand that the property benefits mains water, electricity and drainage. Oil central heating.



Directions

The property is located on the junction of Alban Square and Albert Street along the southern end of Alban Square near The Feather Royal Hotel.

Energy Efficiency Rating

| | Current | Potential |
|----------------------------------------------------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 43 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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

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