

Delightful, mid terrace town house located in the sought after Georgian harbour town of Aberaeron, West Wales.



3 Lower Regent Street, Aberaeron, Ceredigion. SA46 0HZ.

£165,000

R/4834/ID

**** Delightful 2 bedroom mid terrace Grade II Listed, Georgian town house ** Located in the sought after harbour town of Aberaeron ** Few minutes walk to the harbour and seafront ** Enjoy town living! ** Small rear courtyard ** Economy 7 heating ** Perfect first property! ****

Property comprises of - Entrance Hall, Front Lounge, Kitchen, Conservatory/Dining Room, Downstairs Bathroom. First Floor - 1 Double Bedroom & 1 Single Bedroom.

Fronting onto Lower Regent Street in a level location, convenient walking distance to a comprehensive range of shopping and schooling facilities as well as an array of eating houses, pubs and close to a bus route. Aberaeron lies on the main A487 coast road and almost equidistant from Aberystwyth in the north and Cardigan to the south and within some 15 miles of the university town of Lampeter.



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Entrance Hall

Via a half glazed hardwood door with stairs leading to first floor, slate flagstone flooring, Economy 7 heater, door to understairs storage.



Front Lounge

3.8m x 3.66m (12' 6" x 12' 0") with sash window to front, open fire place with Art Deco tiled surround, alcove cupboard, Economy 7 heating, door leading to -



Kitchen

2.97m x 2.03m (9' 9" x 6' 8") with a range of fitted base and wall cupboard units with Formica work surfaces above, single drainer sink, electric oven with 4 ring hob and pull out extractor fan, internal window to rear, tiled flooring, tiled splash-back and electric Economy 7 radiator. Door leading to -





Conservatory/Dining Area

5.38m x 1.98m (17' 8" x 6' 6") (max) of dwarf wall construction with glazed surround, perspex roof and half glazed door to rear garden.



Bathroom

2.16m x 2.03m (7' 1" x 6' 8") with 3 piece white suite comprising of a panelled bath with shower above, pedestal wash-hand basin, low level flush WC, Dimplex electric fan heater, 2 internal frosted windows to rear, tiled flooring and part tiles walls.



FIRST FLOOR

Bedroom 1

3.8m x 3.66m (12' 6" x 12' 0") with sash window to front, exposed wood flooring, Economy 7 heater.



Bedroom 2

2.82m x 1.85m (9' 3" x 6' 1") with sash window to front, exposed wood flooring, electric radiator.



EXTERNALLY

To the front -



The property fronts onto Lower Regent Street.

To the rear -



Is a small courtyard, ideal for table and chairs.

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.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: None.

Heating Sources: Night Storage.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: F (35)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

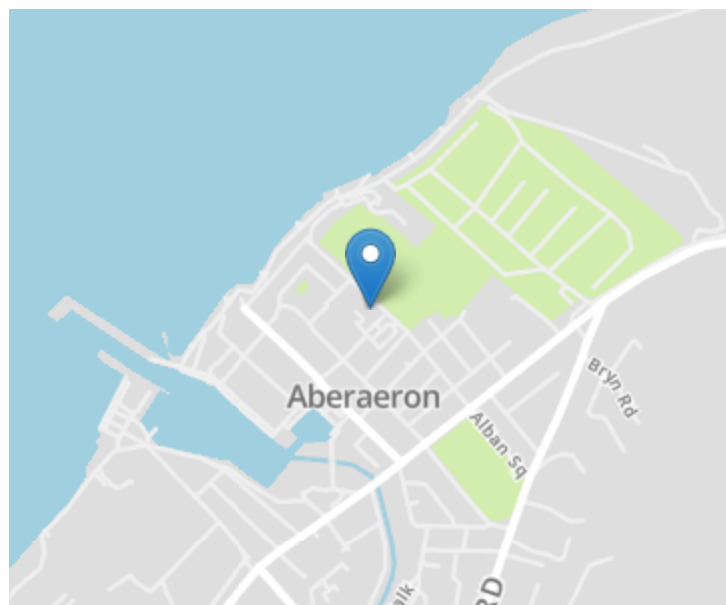
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Morgan & Davies office turn left immediately opposite the Celtic Restaurant turn right onto Victoria Street. At the end of Victoria Street, turn left and this will take you onto Lower Regent Street and you will see the mid terrace property on the right hand side as identified by the Agents 'For Sale' board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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