

Regulated by:



RICS



Since 1989

Spacious 3 bedroom semi-detached. Aberaeron town centre. Cardigan Bay. West Wales.



Morfa, 5 Albert Street, Aberaeron, Ceredigion. SA46 0DQ.

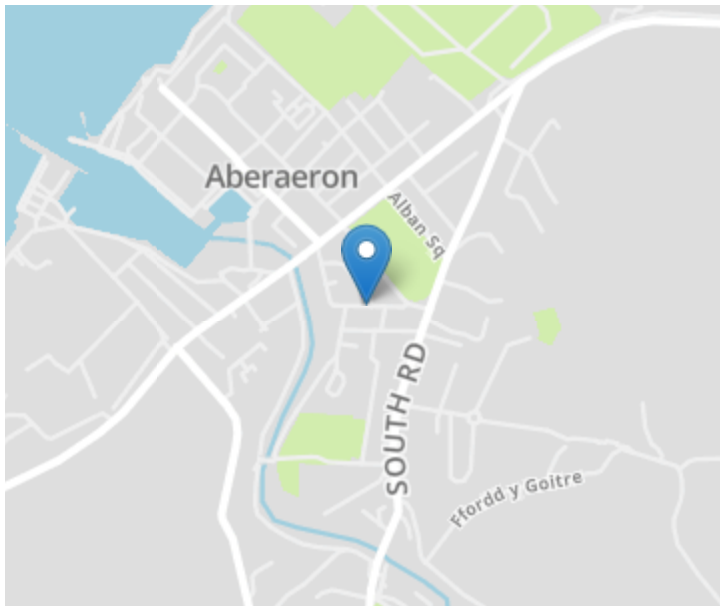
R/3706/RD

£259,000

** Spacious 3 bed semi-detached/end of terrace ** Walking distance of town centre amenities ** Useful range of outbuildings ** Spacious 3 bedroom accommodation ** Large corner plot ** Extensive ground floor accommodation ** On-street parking ** Ideal 1st time buyer/investment opportunity ** Potential business ** Positioned along quiet town centre street **

****A GREAT OPPORTUNITY NOT TO BE MISSED ****

The property is situated within the Georgian harbour town of Aberaeron with its comprehensive range of amenities and services including primary and secondary schools, community health centre and traditional high street offerings, local cafes, bars, restaurants, harbourside seafront, excellent leisure facilities and good public transport connectivity.



Dining Room/Sitting Room



GROUND FLOOR

Lounge



10' 5" x 19' 8" (3.17m x 5.99m) with side window, radiator, corner fitted cupboards, multiple sockets, door into:

Kitchen

9' 3" x 19' 9" (2.82m x 6.02m) with a range of oak effect base and wall units, granite worktop, 1½ stainless steel sink and drainer with mixer tap, tiled splashback, integrated Diplomat oven and grill, Whirlpool electric hobs with extractor over, side window, spotlights to ceiling, side external door to adjoining street.



26' 9" x 12' 1" (8.15m x 3.68m) with a decorative period fireplace with timber surround, window to front, 2 x radiators, multiple sockets, TV point, understairs cupboard, stairs to First Floor, door into:





Utility Room

with a range of base and wall units, 1/2 tiled walls, radiator, dishwasher connection point, side room with Worcester boiler, side window.

Rear Inner Hallway

with side external door with access to washing room.

Ground Floor Shower Room

9' 2" x 9' 1" (2.79m x 2.77m) a modern wet room facility with corner panelled bath, walk-in disabled shower with Triton electric shower system, bidet, fully tiled walls, radiator, side window, spotlights to ceiling.



FIRST FLOOR

Landing

with Velux rooflight over.



Front Bedroom 1



12' 2" x 14' 0" (3.71m x 4.27m) Double Bedroom, 2 x windows to front, radiator, fitted cupboards, TV point, multiple sockets.

Front Bedroom 2

11' 3" x 12' 7" (3.43m x 3.84m) Double Bedroom, window to front, fitted cupboard, access to Loft, radiator.



Inner Landing

Side WC, side window overlooking street, airing cupboard.

Rear Bedroom 3

14' 5" x 10' 3" (4.39m x 3.12m) Double Bedroom, rear window, radiator, access to Loft, fitted cupboards, side airing cupboard.



EXTERNALLY

The Front

The property fronts onto Albert Street with pedestrian access only.





To Rear



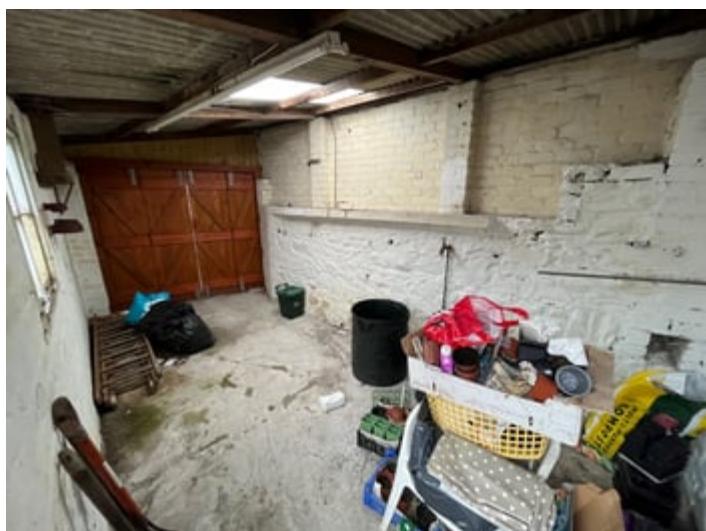
Garden with a range of brick outbuildings with cement fibre roof split into 2 separate units:

Room 1

Housing the oil tank.

Room 2

17' 8" x 9' 6" (5.38m x 2.90m) with double doors to rear and side street, side windows, concrete base, water connection, electric socket.



Services

We are advised that the property benefits from mains electricity, water and drainage. Oil central heating. Council tax band E. The property is Freehold.

Directions

From Morgan and Davies proceed onto Market Street junction opposite Boots, proceed across the road walking alongside Boots the chemist onto Water Street and continue to the end of Water Street bearing left onto Albert Street and proceed for approximately 500 yards and the property is located on the left hand side.