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Since 1989

Substantial 4 bed family home with newly refurbished 1 bed annexe/bungalow. Aberaeron Town Centre, Cardigan Bay, West Wales.



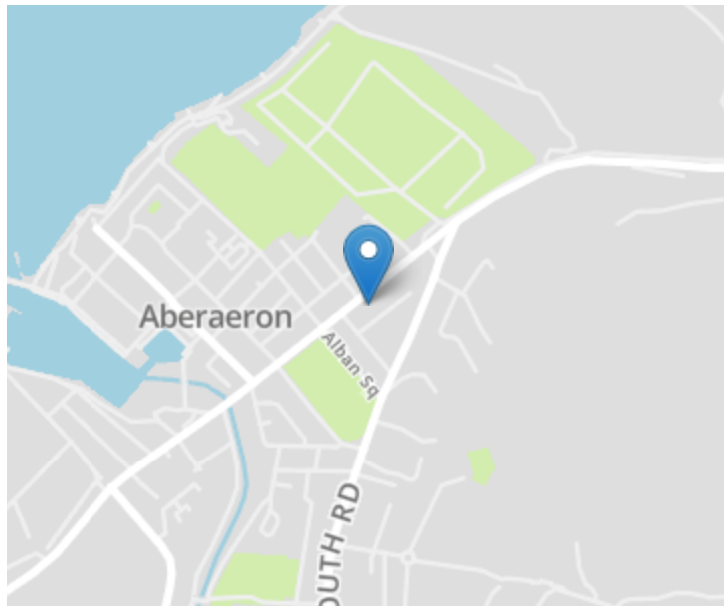
Teglwyn House and Bungalow, 28 North Road, Aberaeron, Ceredigion. SA46 0JG.

Ref R/3112/DD

£449,000

****A Substantial Georgian Town House together with a newly refurbished Detached Bungalow**Private off-road Parking**Rear Garden Area**Unusual and Rare opportunity in Aberaeron**Spacious Grade II Listed 4 Bed (2 bath) House**The Rear bungalow provides - modern 1 bed living Accommodation**Ideal for multi generational living, buy to let, Home with an income etc**Potential Air BnB**Level walking distance of a comprehensive range of shopping and schooling facilities, harbour and sea front****

The property is situated within the Georgian Town of Aberaeron strategically located alongside the main A487 West Wales coast road. The town offers a wealth of local facilities and services including primary and secondary schools, leisure facilities, community health centre, traditional high street offerings, great public transport connectivity, renowned local cafe's bars and restaurants, all within walking distance of the property. Aberaeron lies almost equi distant 2-30 minutes drive from the University town of Aberystwyth to the North and Cardigan to the South and within some 15 miles of the University town of Lampeter to the east.



GENERAL

A great opportunity to secure a rare property within this famous town.

The main house offers substantial 4 bed accommodation with 2 bathrooms and great standard of living accommodation.

Situated along one of the main terraces within Aberaeron the property is ideally positioned for easy access to local shops and restaurants as well as the community health centre and chemists. Primary and secondary schools are a short walking distance from the property.

The 1 bed annexe has recently been fully refurbished to include new kitchen, new appliances, new flooring and redecoration.

The property fronts onto North Road and enjoys vehicular access from a rear service lane to an off-road, private parking area within the property boundaries, which also serves the annexe separately to the main house.

A truly great opportunity for multi-generational living and potential home with an income!

THE ACCOMMODATION

Entrance Hall

15' 4" x 5' 5" (4.67m x 1.65m) with central heating radiator, solid panelled entrance door with circular fan light over.



Front Reception Room 1

14' 5" x 11' 5" (4.39m x 3.48m) With an open fireplace having an LPG insert gas fire with Sandstone surround, built in glazed cupboard at side, central heating radiator, front aspect window and picture rail.





Front Reception Room 2

14' 5" x 12' 0" (4.39m x 3.66m) with an open fireplace having an LPG insert gas fire with Granite tiled surround and matching hearth, arched alcove to one side, central heating radiator, dado rail, picture rail, front aspect window.

Rear Kitchen/Dining Room

30' 5" x 9' 0" (9.27m x 2.74m) the dining area has a built in cupboard housing the Worcester Heatslave oil fired combi boiler with louvre doors, dado rail, central heating radiator.

The Kitchen area has a Wide fitted range of base and wall cupboard units with Formica working surfaces, 1½ bowl single drainer sink unit with mixer taps, integrated Neff double oven, and Neff hobs with integrated deep fat fryer at side, integrated freezer. Fridge. Indesit dishwasher, integrated Hotpoint automatic washing machine, part tiled walls, tiled floor. French doors to -





Rear Conservatory

25' 0" x 8' 1" (7.62m x 2.46m) with tiled floor. 2 central heating radiators, French doors to rear.



Cellar

14' 0" x 12' 0" (4.27m x 3.66m) Approached via staircase from the Kitchen/Dining Room with headroom 5'5".

FIRST FLOOR

Split Level Half Landing

With built in airing cupboard with central heating radiator.



Front Landing

With access to Insulated and Partly boarded LOFT.

Front Double Bedroom 1

14' 3" x 10' 2" (4.34m x 3.10m) with front aspect window, central heating radiator, fitted range of wardrobes, with matching dressing table and bedside cabinets, central heating radiator.

Steps down to -



En Suite Bathroom

9' 6" x 8' 6" (2.90m x 2.59m) which provides a panelled bath, a corner shower cubicle, wash hand basin and toilet, half tiled walls, central heating radiator.



Front Double Bedroom 2

14' 4" x 11' 5" (4.37m x 3.48m) with front aspect window, central heating radiator, built in cupboard.



Front Single Bedroom 3 / Study

7' 6" x 7' 0" (2.29m x 2.13m) with central heating radiator and front aspect window.



Rear Bedroom 4

12' 9" x 10' 0" (3.89m x 3.05m) with central heating radiator, rear aspect window.



Bathroom

8' 0" x 5' 5" (2.44m x 1.65m) providing a panelled bath with shower fitting and folding shower screen, pedestal wash hand

basin with mirror over, shaver light and point. Low level flush toilet, tiled walls, central heating radiator.



EXTERNALLY

To the Rear -

To the rear of the house is a walled in large paved patio area with built in barbecue. Cedarwood Garden Shed. Galvanised archway leads through to the large rear yard and parking space which has a wide vehicular galvanised gated entrance to Darkgate Street with parking for several vehicles.

Concealed oil storage tank.



THE DETACHED BUNGALOW

Provides independent accommodation ideal for overflow accommodation/granny annexe/buy to let or indeed Home office (stc). Built of traditional construction under a hipped slated roof the accommodation benefits double glazing and Economy 7 heating. Provides viz :



Entrance Hallway



With built in cloak cupboard and a built in airing cupboard with immersion heater. Electric night storage heater. Front Exterior door.

Wet Room (Disabled Friendly)

7' 6" x 5' 5" (2.29m x 1.65m) with a white suite provides a pedestal wash hand basin, low level flush toilet, shower with a Mira shower unit, wall mounted hot air blower and velux window.



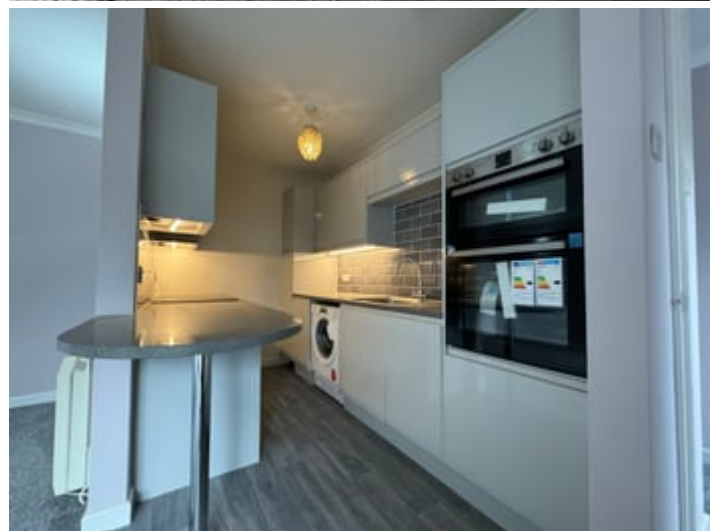
Bedroom

17' 0" x 7' 0" (5.18m x 2.13m) with electric night storage heater, front aspect window.




Living/Kitchen/dining room

18' 1" x 13' 5" (5.51m x 4.09m) overall, the living area has large corner windows and french doors to exterior. The kitchen area has a new modern quality range of fitted units comprising of base cupboards with Quartz working surfaces, matching wall cupboards and breakfast bar, stainless steel single drainer sink unit with mixer taps, induction ceramic hob unit with cooker hood over, integrated fridge and dishwasher, appliance space with plumbing for automatic washing machine, electric night storage heater.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

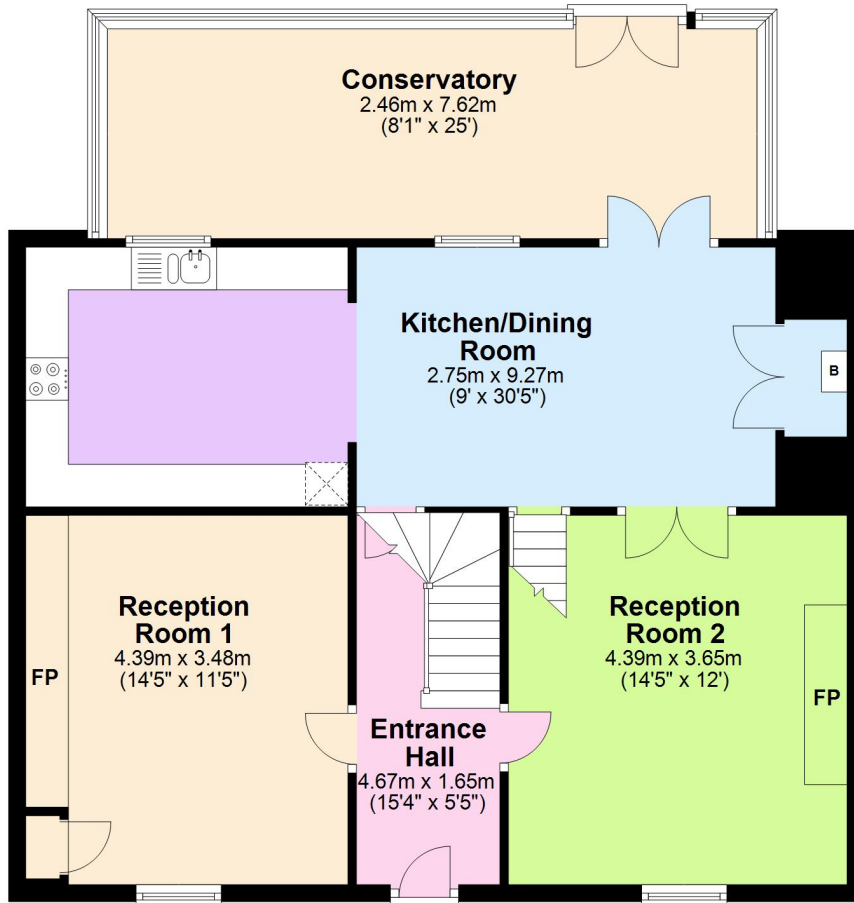
Services

Mains Electricity, Water and Drainage. Oil Fired Central Heating to main dwelling. Economy 7 heating to the bungalow. Double Glazing.

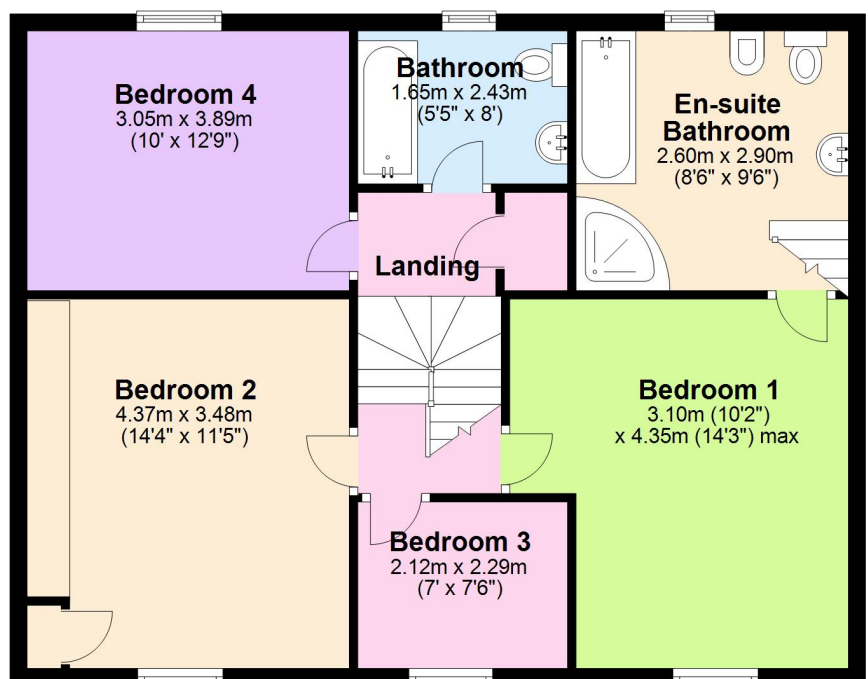
Directions

From Morgan & Davies office proceed to town square opposite Boots The Chemist turn left. Keep straight ahead passing the town green on the right hand side then you will enter into North Road. You will see this property on the right hand side identified by the Agents For Sale board.

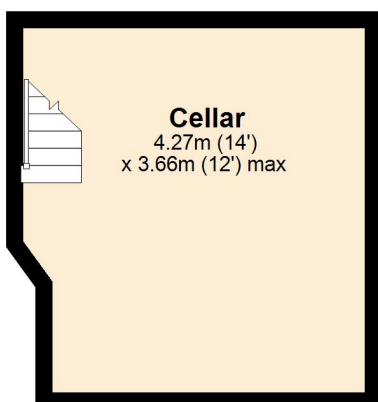
Ground Floor



First Floor



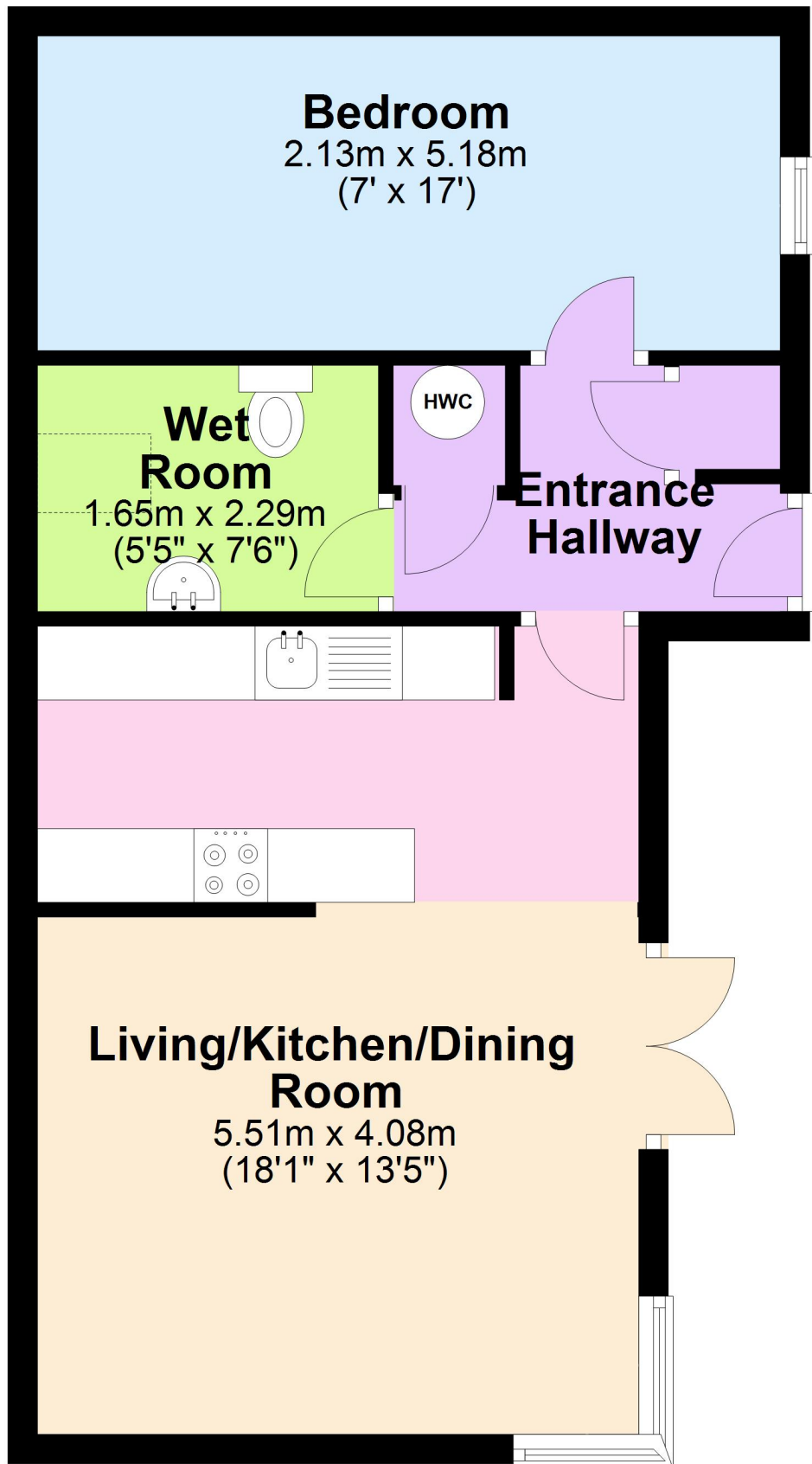
Basement



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

Teglwyn, 28 North Road, Aberaeron

Ground Floor



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Teglwyn Bungalow, Dark Gate Street, ABERAERON