

A charming and vintage detached Victorian town house with sea views over Cardigan Bay. Sought after harbour town of Aberaeron - West Wales.



Arael 6 North Parade, Aberaeron, Ceredigion. SA46 0JP.

£305,000

Ref R/3694/ID

****Charming detached Victorian town house**Offering 4 bedroom, 1 bathroom accommodation**Located on the edge of the popular harbour town of Aberaeron**Large garden to rear**Outstanding views over Cardigan Bay and Aberaeron town**Walking distance towards town amenities, harbour and the beach**Full of character features**DESERVING OF AN EARLY VIEWING****

The property comprises of entrance hall, sitting room, dining room, kitchen, porch. First floor - 4 double bedrooms and 1 bathroom.

The property is situated within an elevated position overlooking the Georgian harbour town of Aberaeron and has extensive views over Cardigan Bay. The property is within a close walking distance to local facilities and amenities including shops, cafes, bars, restaurants, public transport connectivity, primary and secondary schools, places of worship, playing fields, access to the nearby beaches, harbour and the All Wales coastal path. Aberaeron lies equi distance half an hours drive from Aberystwyth to the



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GROUND FLOOR

Entrance Hall

5' 6" x 11' 2" (1.68m x 3.40m) via half glazed hardwood door, half flight stairs to split landing and understairs storage.

Lounge

11' 6" x 13' 4" (3.51m x 4.06m) into bay window with sea views, economy 7 heater, electric fireplace.



Dining Room / Living Room

13' 0" x 13' 1" (3.96m x 3.99m) into bay window with stained glass and sea views, open fireplace with tiled surround and back boiler, economy 7 heating, picture rail. Wood block flooring (under carpet)





Kitchen

15' 6" x 6' 0" (4.72m x 1.83m) with a range of base and wall cupboard units with formica working surfaces above, stainless steel single drainer sink, washing machine, space for under counter freezer, sash window to the side, door into -



Entrance Porch

6' 7" x 4' 9" (2.01m x 1.45m) upvc glazed windows to front with sea views, tiled flooring, half glazed door to side.



FIRST FLOOR

Rear Bedroom 1

10' 0" x 11' 6" (3.05m x 3.51m) with sash windows to rear, built in cupboards, economy 7 heating.



Bathroom

6' 7" x 5' 8" (2.01m x 1.73m) with a three piece white suite comprising of a panelled bath with hot and cold taps and aquatrone electric shower above, pedestal wash hand basin, low level flush w.c. frosted window to rear.



Rear Double Bedroom 2

9' 4" x 11' 9" (2.84m x 3.58m) with sash windows to rear, economy 7 heating, pedestal wash hand basin, fitted wardrobe.



Half Landing

5' 6" x 15' 7" (1.68m x 4.75m) with circular port hole window with red and blue stained glass insets.



Front Bedroom 3

13' 0" x 12' 0" (3.96m x 3.66m) with sash windows to front with sea views, economy 7 heating, built in cupboard.



Front Double Bedroom 4

11' 7" x 11' 5" (3.53m x 3.48m) with sash window to front with sea views, access hatch to boarded loft, economy 7

heating.



EXTERNALLY

To the Front

The property is approached via North Parade with informal street parking to front. Steps lead up to front forecourt with lovely flower beds and pathways to both sides leading through to rear.



To the Rear

Large sloping rear garden, mostly laid to lawn areas on three separate tiers with incredible views over Aberaeron town and Cardigan Bay.

There are useful storage sheds, greenhouse and external toilet.



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.

VIEWING

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

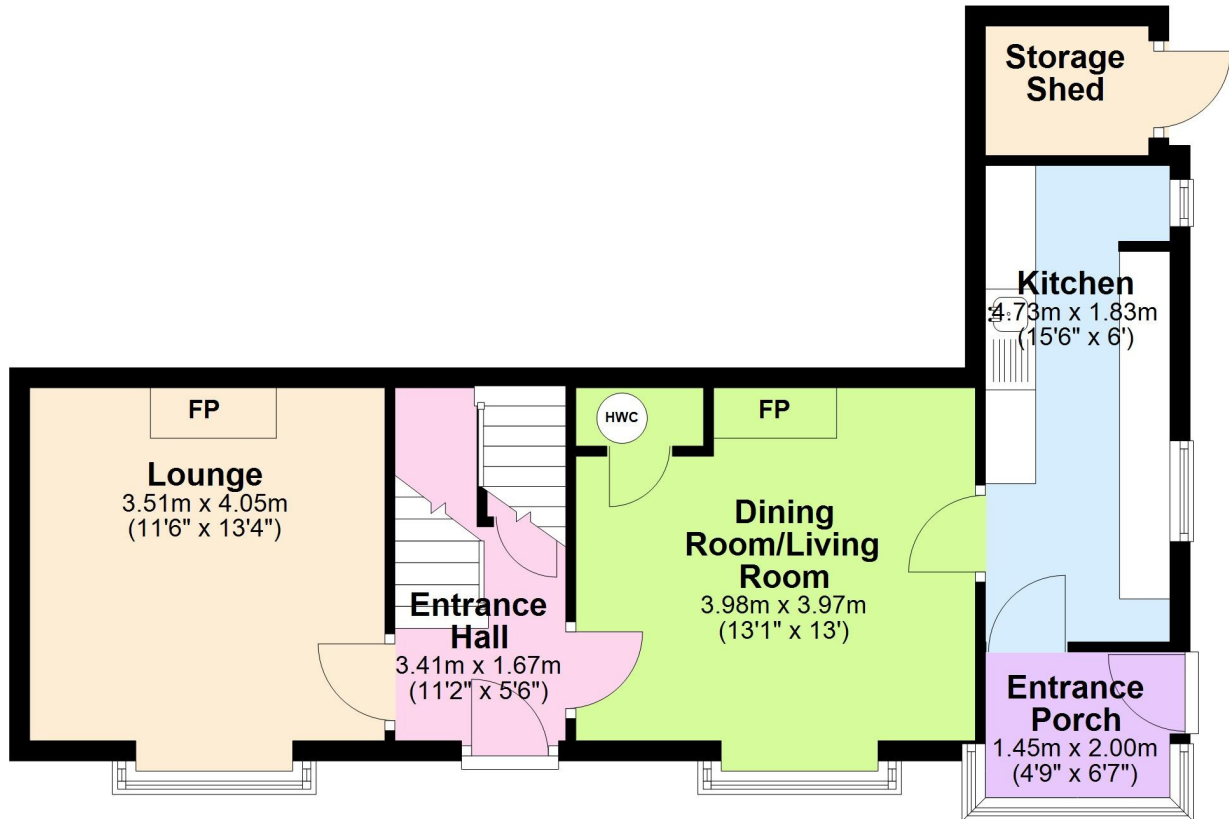
Services

We are advised that the property benefits from mains water, electricity and drainage. Economy 7 heating system.

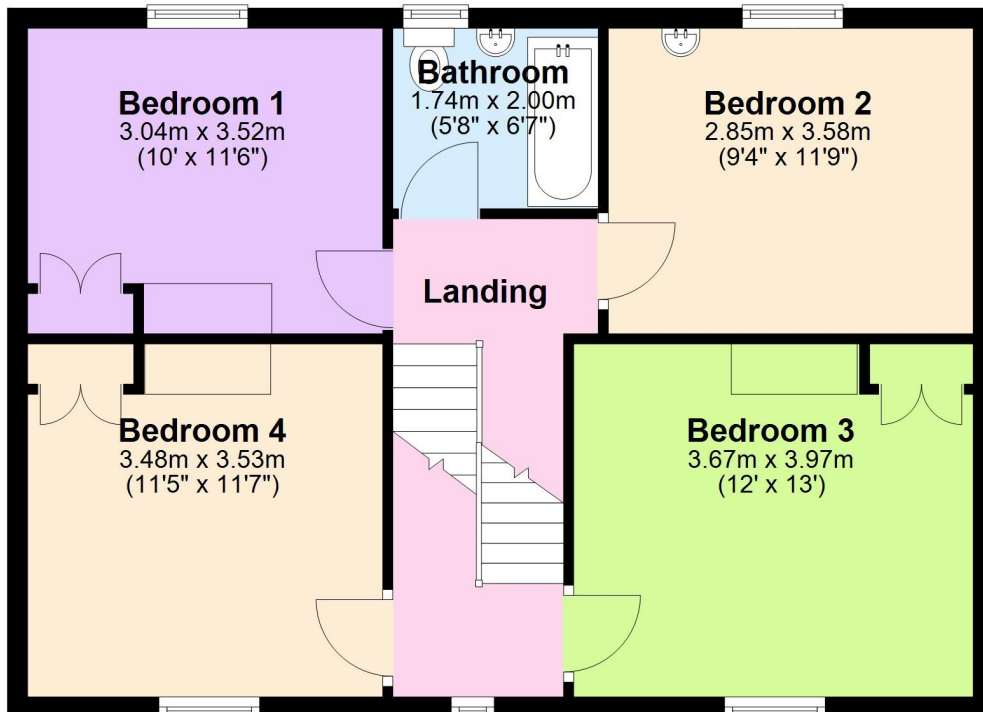
Council Tax Band E (Ceredigion County Council).

Tenure - Freehold.

Ground Floor



First Floor



Total area: approx. 109.8 sq. metres (1182.1 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Arael, 6 North Parade, Aberaeron

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: On Street.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: G (10)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

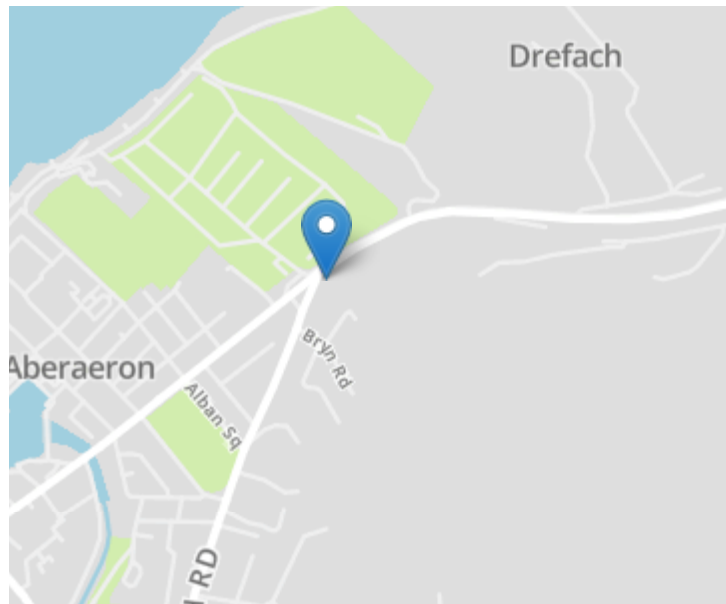
Any risk of coastal erosion? No

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

Driving through the town of Aberaeron north towards Aberystwyth, as you leave the town you will see a filling station on your left hand side, across the road for some 100 yards you will see the property as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F		
(1-20) G	10	
<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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