

An impressive 3-4 bed Period family home. Aberaeron - West Wales.



Glasfryn, Lampeter Road, Aberaeron, Ceredigion. SA46 0ED.

£385,000

Ref R/4433/RD

****An impressive 3-4 bed Period family home**Immaculately presented and well maintained**Large rear garden and private off road parking**Spacious family living accommodation**Recently redecorated and modernised**One of the most sought after addresses within this favoured coastal town**Original character features**Nearby riverside walks and links to Llanerchaeron National Trust****

****A WONDERFUL OPPORTUNITY TO SECURE A FANTASTIC PERIOD PROPERTY WITHIN ABERAERON****

The property is situated within the famous Georgian harbour town of Aberaeron with its primary and secondary schools, community health centre, leisure centre, excellent public transport connectivity, high street offerings, local cafes, bars and restaurants. The University town of Aberystwyth and Lampeter are all within a 30 minute drive of the property.



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GENERAL

An impressive Period property located along one of the most sought after addresses within this town.

The property enjoys an easy walking access to the town centre or along the riverside walks that have links to the town and also Llanerchaeron National Trust.

The property is well maintained and presented and has recently been redecorated and presents an opportunity to acquire a wonderful family home.

In addition to the main 3 bedrooms there is also a converted basement which is currently used as a sitting room but also has a potential as an additional bedroom space or indeed an annexe to the ground floor.

The property is unique as it offers a large rear garden space and also private parking to the rear of the property.

All in all a wonderful offering to the marketplace.

GROUND FLOOR

Entrance Hallway

9' 3" x 21' 8" (2.82m x 6.60m) (max) accessed via covered front porch and composite door with fan light over, side window, patterned tile flooring, radiator, multiple sockets, access to basement and also side door to garden.



Lounge

13' 8" x 12' 9" (4.17m x 3.89m) a comfortable family living room with a cast iron feature fire with gas fired inset on granite hearth, bay window to front, multiple sockets, radiator.





Dining Room

14' 4" x 11' 4" (4.37m x 3.45m) with oak flooring, window to rear garden, 2 x radiator, multiple sockets, TV point. Open plan into -



Kitchen

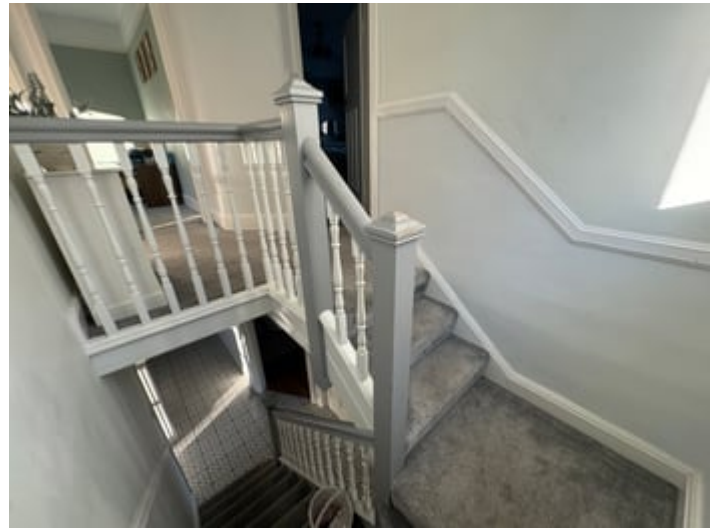
With range of Oak base and wall units, double oven and grill, gas hobs with extractor over, 1½ stainless steel sink and drainer with mixer tap, fitted dishwasher, tiled splash back, rear window to garden, fitted fridge freezer.



FIRST FLOOR

Landing

With access to loft.



Front Bedroom 1

12' 3" x 13' 0" (3.73m x 3.96m) a double bedroom with feature bay window, radiator, multiple sockets, picture rail.





Front Bedroom 2

9' 1" x 12' 2" (2.77m x 3.71m) a double bedroom currently used as a single child's bedroom with window to front, multiple sockets, radiator, picture rail.



Rear Bedroom 3

12' 3" x 14' 3" (3.73m x 4.34m) a large double bedroom with window to rear garden, multiple sockets, radiator, TV point, picture rail.





Bathroom

8' 6" x 9' 8" (2.59m x 2.95m) a family bathroom including panelled bath, enclosed tiled corner shower, w.c. airing cupboard, radiator, rear window, tiled effect vinyl flooring.



W.C.

With w.c. radiator, tiled effect vinyl flooring, side window.



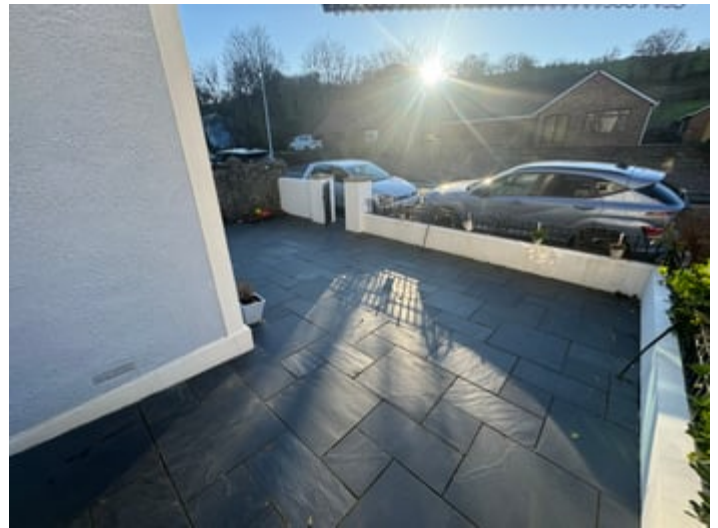
Basement

With open staircase leading through to -

Sitting Room / Potential Bedroom

17' 3" x 11' 7" (5.26m x 3.53m) converted into a wonderful living space but (has potential as an additional bedroom with en suite if required). Radiator, multiple sockets, TV point. Connecting door into -





Utility Room

8' 5" x 17' 3" (2.57m x 5.26m) housing a Firebird oil boiler, external door to garden and patio area, washing machine connection point.

EXTERNALLY

To the Front

The property is approached from Lampeter road into a walled front forecourt area with side footpath leading to main front door and side footpath leading through to rear garden.



To The Rear

Enclosed rear garden area accessed from the basement and side footpaths to an extended patio area enjoying a wonderful outlook over the garden and the woodlands in the distance with footpaths through to lower patio area with space for garden shed and access to -





Rear Private Parking area

With space for 2+ vehicles to park accessed from the side service lane.



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.

TENURE

The property is of Freehold Tenure.

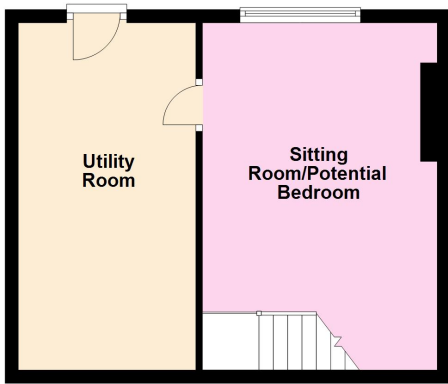
Services

The property benefits from mains water, electricity and drainage. Oil central heating.

Council Tax Band E (Ceredigion County Council).

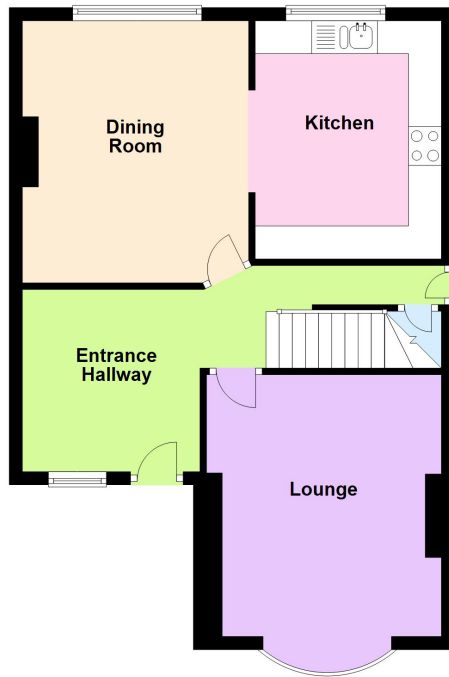
Basement

Approx. 33.6 sq. metres (362.0 sq. feet)



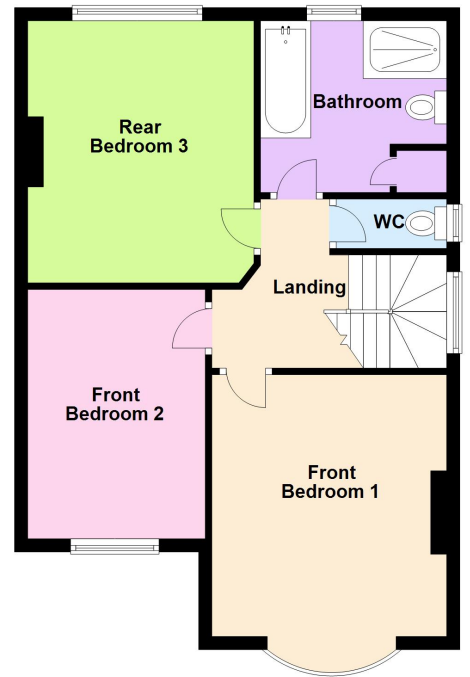
Ground Floor

Approx. 52.9 sq. metres (569.3 sq. feet)



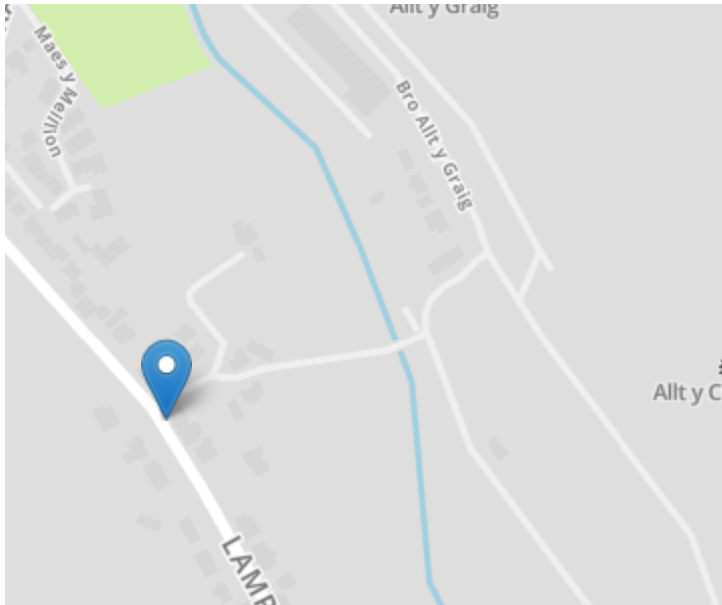
First Floor

Approx. 55.7 sq. metres (600.0 sq. feet)



Total area: approx. 142.3 sq. metres (1531.3 sq. feet)

For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanUp.



Directions

From Aberaeron town centre and the Feathers Royal Hotel, head along South Road, past the comprehensive school and Cantre Mobility over the bridge to the next mini roundabout, bearing left towards Lampeter. Continue along this road for approximately 500 yards and the property is located on the left hand side 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		77
(55-68) D	58	
(39-54) E		
(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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