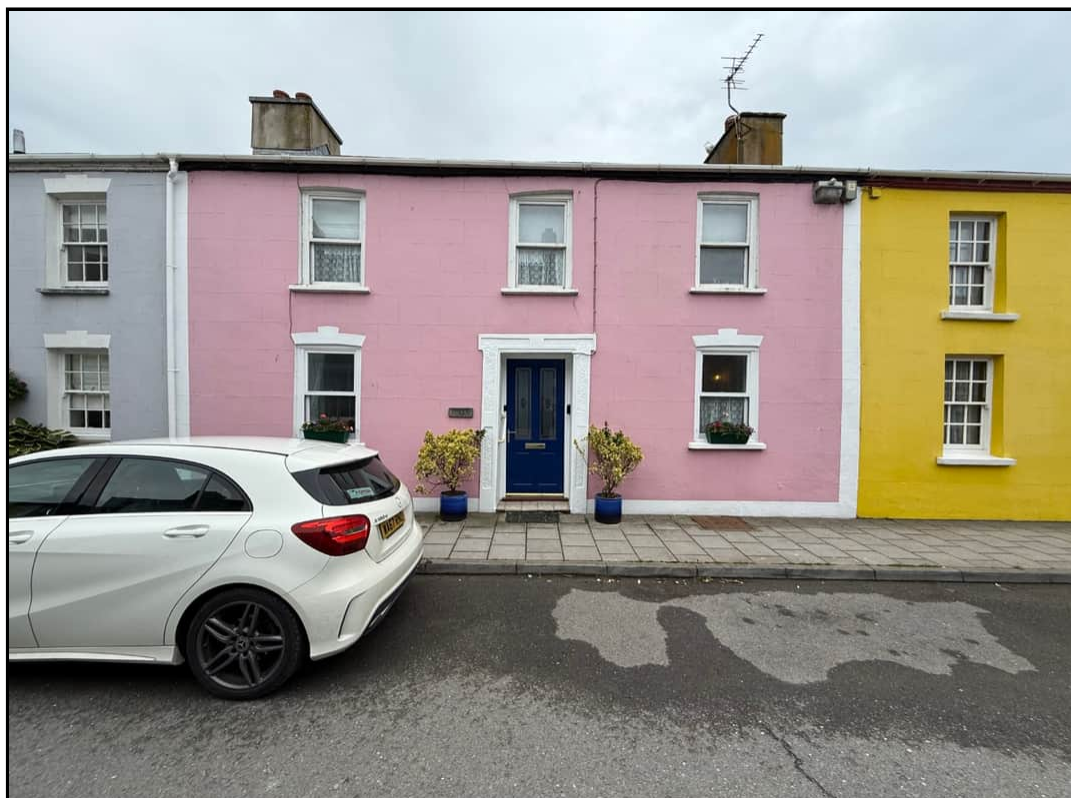


A most delightful 2/3 bedroom Grade II Listed coastal Georgian town house located in the sought after harbour town of West Wales.



Brig y Don, 7 Tabernacle Street, Aberaeron, Ceredigion. SA46 0BN.

£285,000

R/4771/ID

**** Delightful 2/3 bedroom Grade II Listed Georgian town house **** Situated within the popular harbour town of Aberaeron, West Wales ****** Town centre location and only 200 yards from the seafront and harbour ****** Level walking distance to all town amenities ****** Easily maintained, walled in, south facing garden ****** Oil fired central heating ******

The accommodation provides : Front Lounge, Downstairs Bedroom, Kitchen/Dining Room, Sunroom, Wet Room. First Floor - 2 Double Bedrooms and Shower Room.

The property is situated within Aberaeron town centre, level walking distance to an array of bars, restaurants, shops, primary and secondary school, harbour, coastal path, nearby places of worship, doctors surgery and public transport connectivity

The larger town of Aberystwyth is some 15 miles north and Cardigan equi-distant to the south and within some 15 miles of the busy university town of Lampeter.



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Grade II Listing Information

Part of the original early C19 town plan when the harbour area was developed; on ca.1845 Tithe Map. Group of 2-storey, 3-window fronts; rusticated quoins to end of terrace and pilaster strips to No 7. Slate roofs, hipped at corner, 5 cement render (1 heightened in brick) and 1 rubble chimney stacks. Recessed sash windows with glazing bars except to No 7, lintels to No 6 and cambered heads to No 7. Recessed modern doors, with lugged and panelled architrave to No 7.

Front Reception Room/Lounge

15' 5" x 13' 2" (4.70m x 4.01m) via a hardwood door with glazed inset panels, double glazed sash window to front, central heating radiator, stairs to first floor and beams to ceiling.



Reception Room 2/Downstairs Bedroom

9' 5" x 13' 0" (2.87m x 3.96m) double glazed sash window to front, central heating radiator, wall lights, 2 built in cupboards.



Open Plan Kitchen/Dining Room

10' 3" x 21' 8" (3.12m x 6.60m) a light and airy room with fitted cupboards with Formica working surfaces above, 4 ring electric hob, stainless steel extractor hood, inset 1 1/2 drainer sink, plumbing for automatic washing machine, spotlights to ceiling, wall light, central heating radiator 5'8" opening into the -



Sun Room

8' 3" x 14' 8" (2.51m x 4.47m) A feature room of dwarf wall construction, with double glazed surround bringing in an abundance of natural light being south facing, ceiling atrium, patio doors to rear, laminate flooring.



Wet Room

7' 9" x 6' 1" (2.36m x 1.85m) white suite comprising of wet room with mains shower above, pedestal wash-hand basin, low level flush WC, tiled walls, frosted window to rear, central heating radiator.



Cellar

12' 0" x 13' 3" (3.66m x 4.04m) access via the entrance hall, 5'5" head-height.

FIRST FLOOR

Landing

7' 0" x 5' 6" (2.13m x 1.68m) with access hatch to loft.



Double Bedroom 1

13' 4" x 9' 4" (4.06m x 2.84m) double glazed sash window to front, central heating radiator, built in cupboards.



Shower Room

5' 9" x 6' 4" (1.75m x 1.93m) with enclosed shower with Triton electric shower above, dual flush WC, pedestal wash-hand basin, stainless steel heated towel rail.



Double Bedroom 2



8' 6" x 13' 3" (2.59m x 4.04m) with sash window to front, bespoke fitted bed, central heating radiator.

EXTERNAL

To the front -

The property is access via Tabernacle Street.



To the rear -

Is a pleasant, south facing, rear garden being fully enclosed

and laid to slabs for ease of maintenance with flower and shrub borders and rose bushes.





Summer House

6' 5" x 8' 5" (1.96m x 2.57m) with electric connected.



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

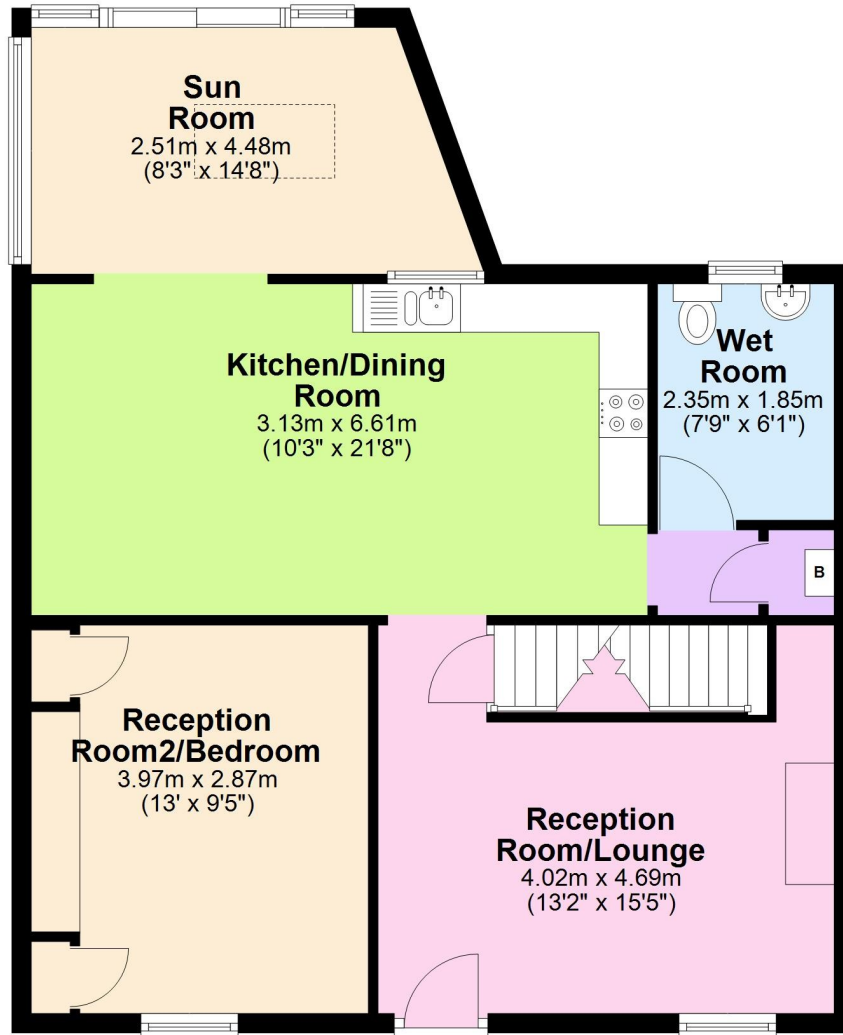
Services

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

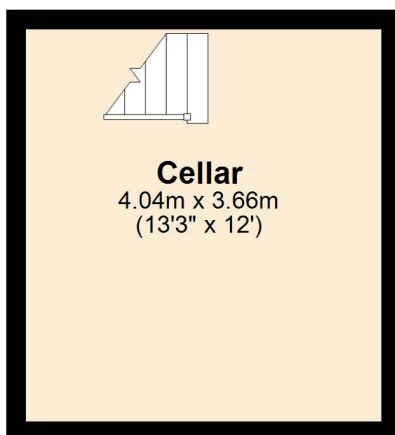
Tenure : Freehold

Council Tax Band : D (Ceredigion County Council)

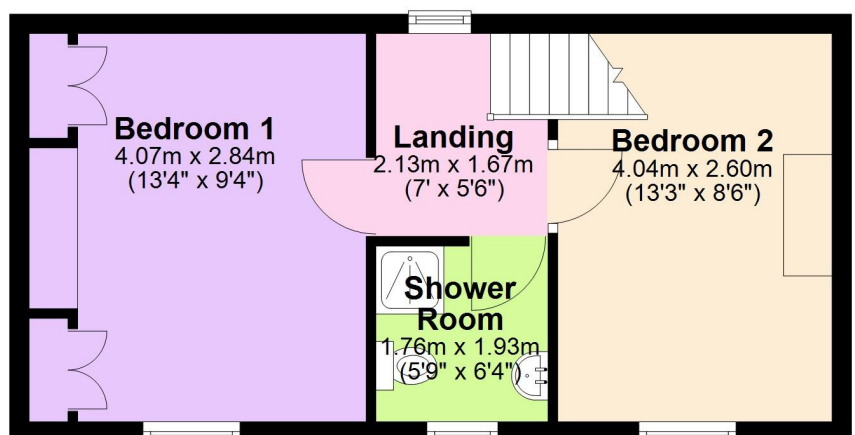
Ground Floor



Basement



First Floor



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.

Brig Y Don , 7 Tabernacle Street, Aberaeron

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (57)

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? Yes

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 the Morgan & Davies office on Market Street, turn left towards Tabernacle Street and towards the sea and the property will be found half way down Tabernacle Street on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(39-54) E		
(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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