

*3 bed Victorian residence with outstanding views over Aberaeron harbour, being one of the most sought after coastal towns along the Cardigan Bay coastline, West Wales.*



**Swn y Don, 2 Belle Vue Gardens, Aberaeron, Ceredigion. SA46 0AY.**

**£385,000**

**R/4763/RD**

**\*\* 3 bed Victorian period residence \*\* Overlooking Aberaeron harbour \*\* Walking distance to town centre & amenities \*\* In need of sympathetic modernisation & renovation \*\* Outstanding views over the harbour towards Cardigan Bay \*\* Feature, low maintenance & spacious garden \*\* One of the most sought after terraces in Aberaeron \*\* Great opportunity to put your own stamp on this period residence \*\***

The property is located along Belle Vue Terrace with unparalleled views over Aberaeron harbour towards Cardigan Bay coastline. Aberaeron sits along the A487 coast road almost equidistant from Aberystwyth in the north and Cardigan in the south with a good level of local amenities and services including primary and secondary schools, leisure centre, community health centre, traditional high street offerings, renowned cafes, bars and restaurants. The university town of Lampeter is some 15 miles from the property.



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**CARMARTHEN**  
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## GENERAL

Deceptively spacious 3 bedroom dwelling, set in an enviable position within Aberaeron town centre, enjoying unparalleled views over the harbour and Cardigan Bay to the rear.

The property enjoys all day sunshine to the front and wonderful afternoon sun and spectacular sunsets from the south and west. All in all wonderful opportunity and a chance to put your own stamp on this historic and sought after residence.

## ACCOMMODATION

### Recessed Porch

Accessed via double glass doors with fanlight over, decorative patterned Victorian style quarry tiled flooring with glass panelled door into -



### Hallway

16' 3" x 5' 7" (4.95m x 1.70m) (max) with original pitch pine staircase, understairs cupboard, heater, multiple sockets.



### Lounge

14' 2" x 11' 9" (4.32m x 3.58m) with period slate fire surround with cast iron fire and tiled inserts, tiled hearth, bay window to front, picture rail, multiple sockets, heater.





### Rear Sitting/Dining Room

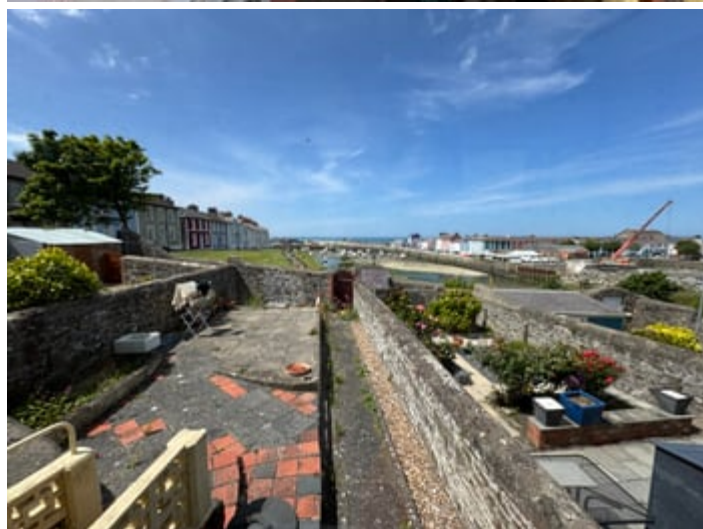
11' 2" x 12' 5" (3.40m x 3.78m) with period fire place with cast iron fire with tiled hearth, heater, multiple sockets, picture rail and glass doors leading to -



### Rear Sun Room

11' 1" x 7' 8" (3.38m x 2.34m) fully orientated to maximise views over Aberaeron harbour, heater, multiple sockets, sliding patio doors into -





### Kitchen

9' 7" x 11' 8" (2.92m x 3.56m) accessed from hallway and also the sun room with a range of white base and wall units, Formica worktops, stainless steel sink, drainer and mixer tap, picture window to harbour, plumbing for washing machine, space for electric cooker and fridge appliances. Access to understair cupboard, part tiled walls.



### Rear Glass Lean-to

7' 5" x 6' 3" (2.26m x 1.91m) with window to harbour and overlooking garden, quarry tiled flooring, steps down to garden.





## FIRST FLOOR

### Split Level Landing

with access to -



### Rear Bathroom

9' 11" x 9' 7" (3.02m x 2.92m) with corner enclosed shower, bidet, single wash-hand basin, WC, heater, window to harbour, airing cupboard, part tiled walls, access to loft.



### Main Landing

With heater and access to -



### Rear Double Bedroom 1

11' 2" x 12' 5" (3.40m x 3.78m) with fitted wardrobes, window with harbour views, multiple sockets, heater, painted cast iron fireplace and surround.







### Front Double Bedroom 2

11' 6" x 11' 7" (3.51m x 3.53m) with window to front, multiple sockets, heater, period cast iron fireplace and surround.



### Front Single Bedroom 3

12' 5" x 11' 8" (3.78m x 3.56m) currently used as a study and dressing room, window to front, heater, multiple sockets.



### EXTERNAL

#### To the front

The property is approached via a front walled forecourt finished in concrete.







### To the rear

An enclosed rear garden area bound by an historic stone walled boundary, being low maintenance with raised patio area and steps down to the lower ground area with access to rear service land for property maintenance.



## **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](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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**

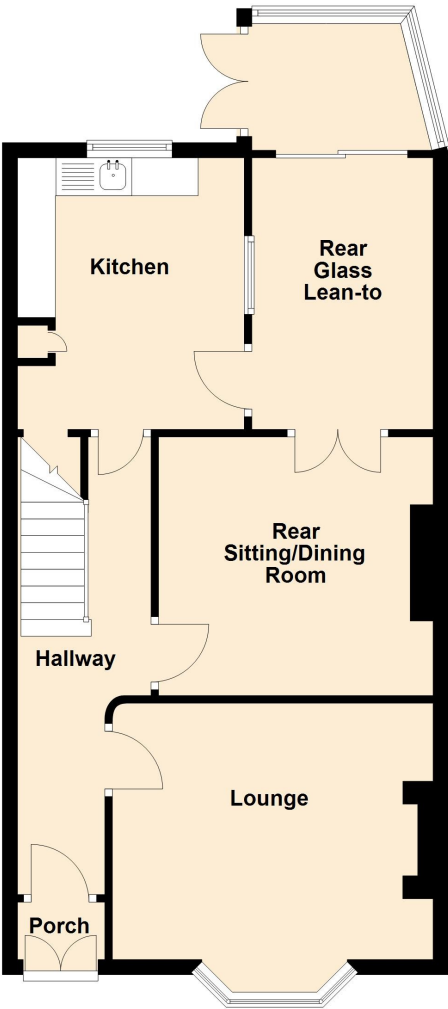
We are advised that the property benefits from mains water, electricity and drainage. Electric central heating.

Council Tax Band : E (Ceredigion County Council).

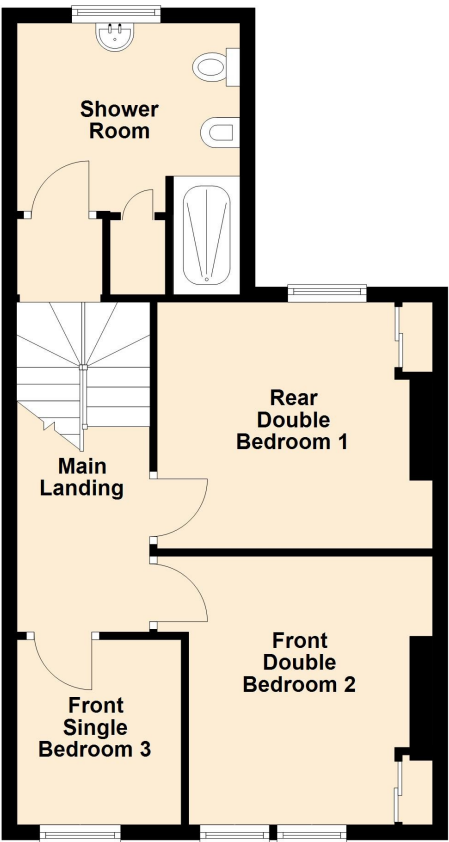
Tenure : Freehold.



**Ground Floor**



**First Floor**



## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** None.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (39)

**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

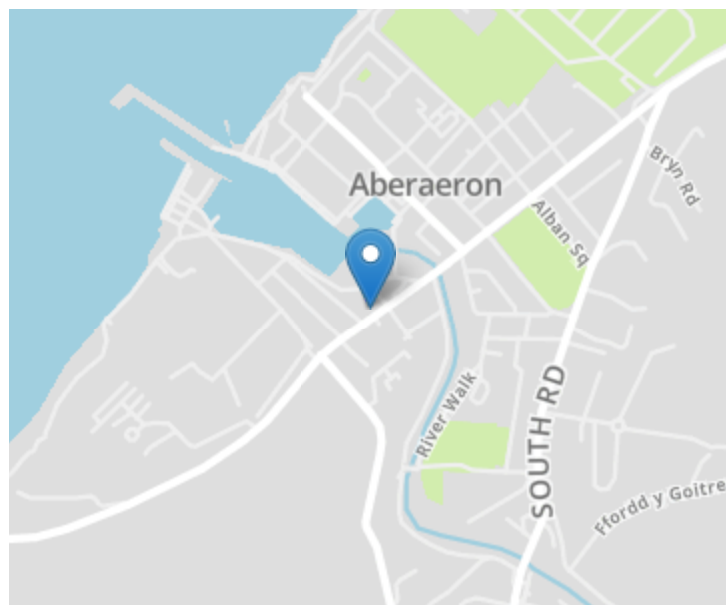
**Is the property listed?** No

**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

From Morgan & Davies turn right onto Market Street to the junction of Bridge Street. Take a right hand turning and proceed for a further 300 yards and the property is located on the right hand side, opposite the church.

## Energy Efficiency Rating

|   | Current | Potential   |
|---|---------|---|
| Very energy efficient - lower running costs |         |   |
| (92+) <b>A</b>                              |         |   |
| (81-91) <b>B</b>                            |         |   |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            |         | 66  |
| (39-54) <b>E</b>                            | 39      |   |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| Not energy efficient - higher running costs |         |   |
| <b>England, Scotland &amp; Wales</b>        |         | EU Directive 2002/91/EC  |

For further information or to arrange a viewing on this property please contact :

**Aberaeron Office**  
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