

TO LET !! Outstanding town Guest House Opportunity. Harbour town of Aberaeron on Cardigan Bay - West Wales.



Hazeldene South Road, Aberaeron, Ceredigion. SA46 0DP.

£30,000

Ref C/2263(A)/RD

****TO LET !! ABERAERON GUEST HOUSE OPPORTUNITY **IMPOSING EDWARDIAN TOWN HOUSE**** Instantly recognisable as one of the most prestigious properties available within this seaside harbour town in West Wales ****Built for a Sea Captain, the residence possesses a wealth of architectural features and qualities **** Provides 4/5 bed (5 bathrooms) Guest House **** Plus also a totally self contained 1 bedroomed apartment **Private walled in grounds ** Double garage ** Plus ample private parking **B&B/Guest House/Airbnb****

****A PROPERTY OF EXCELLENCE WITH AN "AURA" OF ELEGANCE ! ****

Situated in a select residential quarter of this favoured Georgian harbour town on Cardigan Bay, a level convenient walking distance of the town centre and harbour with its comprehensive range of shopping and schooling facilities.



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GENERAL

An opportunity to establish a Guest House style business within one of the most recognised houses in Aberaeron.

THOSE WITH A BONA FIDE INTEREST SHOULD REGISTER THEIR INTEREST AND INTENTIONS WITH

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Built in 1906, An imposing and substantial property with a full length verandah to its front elevation and an ornate railed and walled forecourt.

The accommodation is spacious, well suited as a Guest House with a separate apartment, either as additional family accommodation, granny annexe or for letting/holiday use, ie a property with an income.

The property has been used as a B&B/Guest house.

A property of grandeur presented in excellent condition throughout with very impressive features such as a grand Reception Hall and an exceptional full length Galleried Landing.

More particularly described as follows -

GROUND FLOOR

Verandah



An outstanding feature is its full length front Verandah with an arched cut glass glazed main entrance with integral engraved glass front door leading to -

Vestibule



8' x 6' 4" (2.44m x 1.93m) with ceramic tiled floor. Feature leaded stain glass entrance door and matching side panels leads through to -

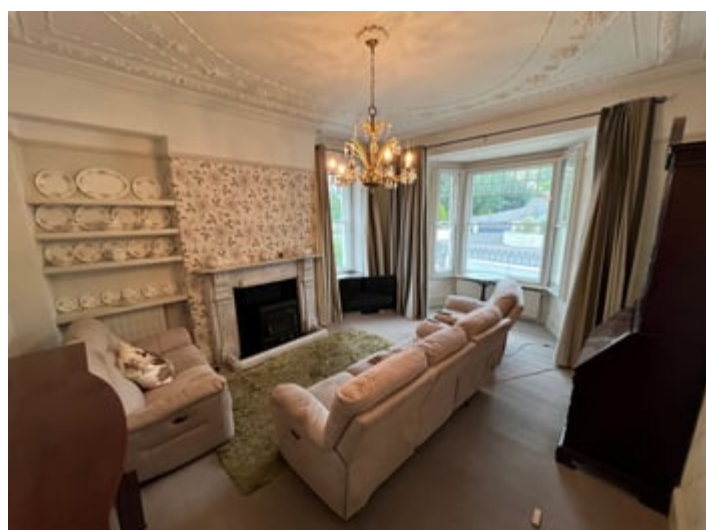
Reception Hall





16' 3" x 8' (4.95m x 2.44m) with original black and white mosaic tiled floor, heavy plaster original arch ceiling cornices and covings, central heating radiator and telephone point.

Reception Room 1



18' 9" x 14' 3" (5.72m x 4.34m) into bay window with an original white marble fireplace with tiled inset housing an LPG gas wood burner effect stove on a tiled hearth, double panel radiator. Original ornate and delicately plastered ceiling and covings, 2 double panel radiator. Shelled Alcove.

Reception Room 2



18' 9" x 13' 7" (5.72m x 4.14m) into bay window. A most attractive victorian style marble fireplace with tiled inset and open fire, 2 double panel radiators, heavy plaster feature molded ceiling. Alcoves.

Downstairs Double Bedroom 5 (originally a Breakfast Room)



13' 5" x 11' 8" (4.09m x 3.56m) with double panel radiator, a range of built in wardrobes

En suite Shower Room



providing shower, wash hand basin and toilet

Rear Hallway

with exterior door.

Downstairs Cloakroom

having low level flush toilet, wash hand basin, half tiled walls and plumbing for automatic washing machine

Kitchen/Breakfast Room



13' 1" x 11' 8" (3.99m x 3.56m) having a fully fitted range of quality medium oak fronted units comprising of base cupboards with new formica working surfaces, matching fitted wall cupboards, some with glazed doors, single drainer 1½ bowl sink units with mixer taps, cooker space with slot-in oven, appliance space with plumbing for a dish washer, partly tiled walls, tiled effect laminate flooring

FIRST FLOOR

Exceptional full length Galleried Landing



30ft total length. Approached via an original pitch pine turning staircase. With a heavy plastered coved ceiling, tall glazed doors leading from the landing out to the front Verandah. Large gilt frame mirror fitted to one wall, central heating radiator, built in airing cupboard with heating controls for the Solar panels, spring ladder access to a -

Large Loft overall

partly boarded with conversion potential (subject to consent).

Front Double Bedroom 1

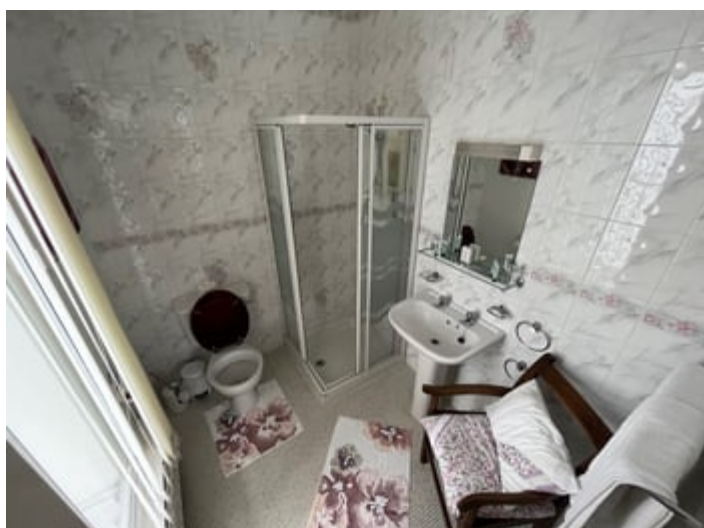


13' 4" x 11' 3" (4.06m x 3.43m) with central heating radiator.

Archway to -

Large Walk In Dressing Room

En Suite Shower Room



with tiled walls, providing low level flush toilet, pedestal wash hand basin, shower cubicle. Radiator.

Front Double Bedroom 2



13' 3" x 12' 1" (4.04m x 3.68m) with central heating radiator.

En Suite Shower Room



providing a shower cubicle, low level flush toilet, pedestal wash hand basin, shaver point and light.

Bedroom Suite 3



13' 5" x 8' 4" (4.09m x 2.54m) provides DOUBLE BEDROOM fitted with a range of quality 'Nolte' (German made) bedroom units, cupboards and chest of drawers. Radiator

En Suite Bathroom



with tiled walls, white suite provides low level flush toilet, pedestal wash hand basin, double sized shower cubicle, heated towel rail and a large wardrobe/cupboard to match bedroom units.

Double Bedroom 4



9' 11" x 9' (3.02m x 2.74m) Radiator

En Suite Shower Room



having a shower cubicle with low level flush toilet, pedestal wash hand basin.

Main Bathroom



with a quality suite providing a jacuzzi bath, pedestal wash hand basin, bidet, low level flush toilet, half tiled walls, heated towel rail, shaver light and point.



LOWER GROUND FLOOR

Self Contained Unit

At lower ground floor level again benefits secondary double glazing and central heating. Has its own independent access from rear ground floor level and also a staircase to the main residence

Entrance Hall



with red and black quarry tiled floor, understairs cupboard

Cloakroom

Provides low level flush toilet, half tiled walls, quarry tiled floor and small handbasin.

Utility Room



11' 9" x 10' 11" (3.58m x 3.33m) max - with modern base and wall units, wood effect flooring, plumbing for automatic washing machine. Worcester oil boiler, double glass door to garden, radiator, multiple sockets.

Sitting Room



12' 8" x 10' 10" (3.86m x 3.30m) recently redecorated with original period fireplace with ovens, wooden mantle surround, fitted shelving, central heating radiator, TV point, new carpet, multiple sockets.

Inner Hallway

Double Bedroom



14' 8" x 12' 8" (4.47m x 3.86m) recently refurbished to a high standard with central heating radiator, TV point, multiple sockets, radiator, spot lights to ceiling.

Bathroom



With a modern White bathroom suite including panelled bath, corner shower, single wash hand basin and vanity unit, fully tiled walls, and floor, heated towel rail, spot lights to

ceiling.

Kitchen/Dining Room



14' 9" x 12' 5" (4.50m x 3.78m) with tiled floor, range of Elizabeth Rose base and wall cupboard units with Formica working surfaces, stainless steel double drainer double bowl sink unit with mixer taps, space for dining table, space for electric cooker.

EXTERNALLY

To the Front -



The property is set within its own private extensive but easily maintained walled garden and grounds.

The property has an ornate railed and walled forecourt with twin pedestrian access gates from front road and has lawned areas with meandering pathways and gravelled areas, with steps rising to the front covered entrance beneath the veranda with original pillars, concrete balustrades etc.

At the Rear -



The property fronts a service land which give access to a -

Double Garage



17' 10" x 15' 1" (5.44m x 4.60m) with remote control automatic up and over door and with loft over for storage.

There is also private parking for 3 / 4 vehicles at side and/or boat and caravan.



Rear Gardens.



The rear gardens, again walled in to give privacy and relatively maintenance free having a raised paved patio area and yard. Insulated timber garden shed/outhouse 16' x 8' overall divided into two sections providing work room and store with outside paved patio BBQ area and pergola.

Timber Summer House.

Further raised sitting out area with slate gravelled surface.



TENURE

The property is of Leasehold Tenure.

Services

Mains Electricity, Water and Drainage. Oil Fired Central Heating. Telephone subject to Transfer Regulations. Secondary Double Glazing throughout. Solar panels connected to the domestic hot water system.

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply. Solar PV Panels.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

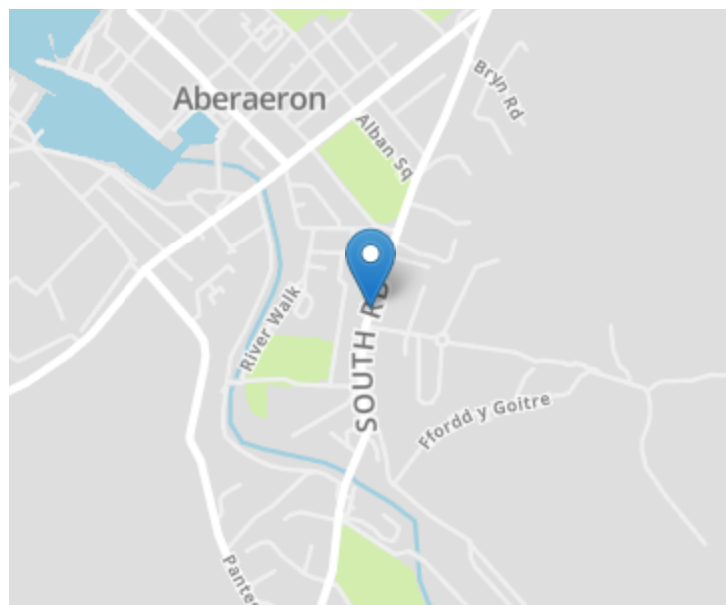
Any risk of coastal erosion? No

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 office proceed to town square opposite Boots The Chemist turn left. Immediately after pelican crossing turn right up Alban Square to a T junction opposite The Feathers Hotel. Turn right. You will pass National Westminster Bank on the right hand side, the property is the third on the right thereafter.

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

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