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**\*\*Extensive Town Centre Georgian Premises\*\*Endless Possibilities\*\*Home with an Income\*\*Commercial to Ground Floor\*\*Large Garage Premises with conversion potential (Stc)\*\*Georgian Harbour town of Aberaeron on Cardigan Bay - West Wales\*\***



**Talbot House 6 North Road, Aberaeron, Ceredigion. SA46 0JD.**

**Ref: C/2127/DD**

**£469,000**

**\*\*An opportunity of acquiring a most impressive Handsome Georgian Grade II Listed Town Premises\*\*Combination of Residential/Commercial\*\*Large Garage with conversion potential (stc)\*\*Prominent end terrace location fronting main thoroughfare\*\*Currently provides a luxurious first floor 3 bed residential flat with ground floor commercial units\*\*600 sq ft Garage with access to side and rear lane\*\***

Conveniently positioned on the level within the town at the North end of Alban Square and the main thoroughfare through the town. Easy walk to harbour and sea front. Aberaeron lies alongside the main A487 coast road almost equi distant from Aberystwyth to the North and Cardigan to the South and within some 15 miles of the University town of Lampeter.

## GENERAL

The offering of Talbot House on the market provides prospective purchasers with an opportunity of acquiring one of the finest combined residential and commercial premises available within the town. The first floor accommodation is owner occupied and will be sold with full vacant possession and the ground floor commercial unit.

The current owner established a hair dressing business on the ground floor for many years before her retirement. This unit is currently vacant. The second unit is run as a successful beautician salon.



## GROUND FLOOR PREMISES

### Main Entrance

Solid panelled entrance door with attractive original canopy over and circular fan light window



### Communal Hallway

Door to -

### Left Hand Unit (Was a Hair Dressing Salon)

25' 6" x 13' 2" (7.77m x 4.01m) with laminate flooring, (All fixtures removed, now empty)



### Rear Staff Room

11' 7" x 8' 7" (3.53m x 2.62m) fitted with a range of cupboards with working surfaces, stainless steel single drainer sink unit

### Rear Communal Hallway

which houses the hot water system with -

### Shared Separate WC

with low level flush toilet and wash hand basin

### Utility Room beyond

11' 8" x 8' 11" (3.56m x 2.72m) (private to the residential element of the building) with tiled floor, stainless steel single drainer sink unit (h&c), appliance space with plumbing for automatic washing machine, fitted cupboards, rear exterior door

### Right Hand Unit (Beautician's Salon)

14' 2" x 11' 8" (4.32m x 3.56m) provides the Main Salon with 8'6" wide front display window



### Rear Treatment Room

15' 6" x 9' 0" (4.72m x 2.74m) with vanity unit with in set wash hand basin



## THE RESIDENTIAL ACCOMMODATION

### Split Level Landing

Totally self contained accessed via staircase from the Communal Entrance Hall



### Front Double Bedroom 1

14' 3" x 12' 2" (4.34m x 3.71m) Max. with a wall mounted modern Haverland electric radiator



### Front Bedroom 2

8' 7" x 5' 9" (2.62m x 1.75m) with fitted wardrobes



### Lovely Sitting Room

14' 3" x 12' 10" (4.34m x 3.91m) with fireplace housing an LPG gas Realflame fire with granite and wood surround, original picture rail, covings to ceiling



5'6" wide french doors with steps descend to -



### Rear Kitchen/Dining Room

20' 2" x 10' 9" (6.15m x 3.28m) overall with wall mounted Haverland electric radiator, the Kitchen Area is fitted with a wide range of modern base and wall cupboard units with formica working surfaces, stainless steel single drainer sink unit (h&c), integrated dish washer, Whirlpool ceramic hob unit with cooker hood, Gorenje eye level double oven, tile effect laminate flooring, rear exterior door to outside

patio/verandah



### Inner Hallway

with built in cupboard and large built in airing cupboard

### Bathroom

10' 1" x 5' 10" (3.07m x 1.78m) recently totally refurbished, has a vanity unit with in set wash hand basin, mirror and light over, panelled bath, corner shower cubicle with curved shower doors, low level flush toilet, heated towel rail



### Rear Double Bedroom 3

15' 5" x 9' 9" (4.70m x 2.97m) with Haverland wall mounted electric radiator



## EXTERNALLY

### To the Front



Street frontage. Frontage at side to Oxford Street, also frontage at rear onto service lane.

### Garage

L-shaped 34'6" x 13' plus 12'3" x 12'8". Extensive private Garage premises all open plan with good head room, automatic up and over doors to rear lane plus large sliding doors to Oxford Street.

This building has vast potential for a variety of purposes.



## To the Rear

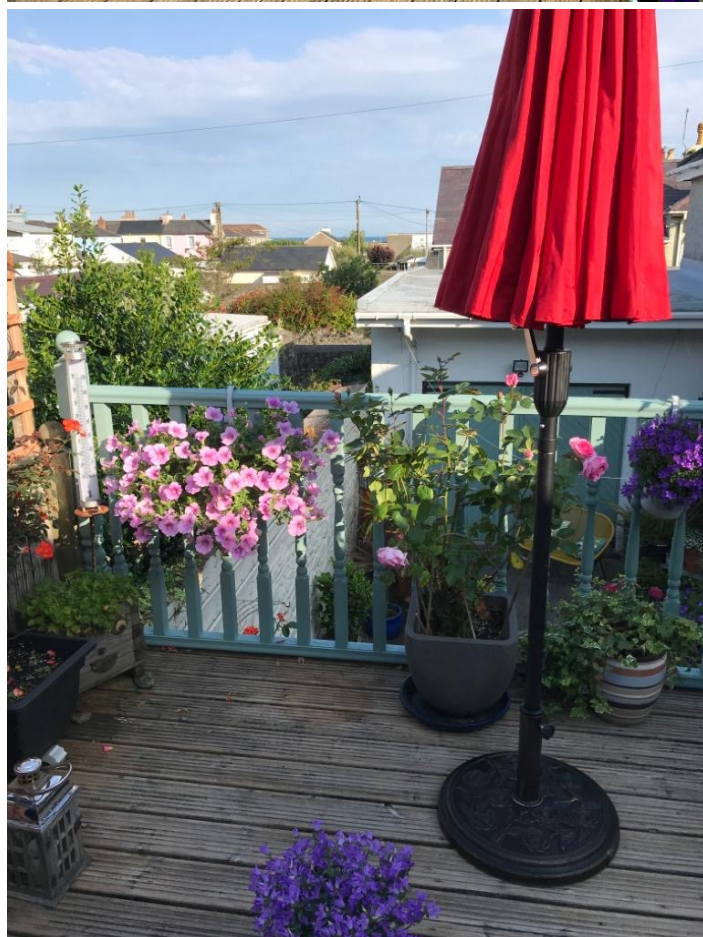


Between the garage and main premises there is a private walled-in sunny ground floor paved patio area for flower pots etc.

Steps up to -

### Raised Balcony/Veranda

With a decked surface providing an excellent sitting out area with glorious views over the town to the sea in the distance.



### Services

Mains electricity (including heating). Mains water and drainage. Telephone subject to transfer regulations

### Directions

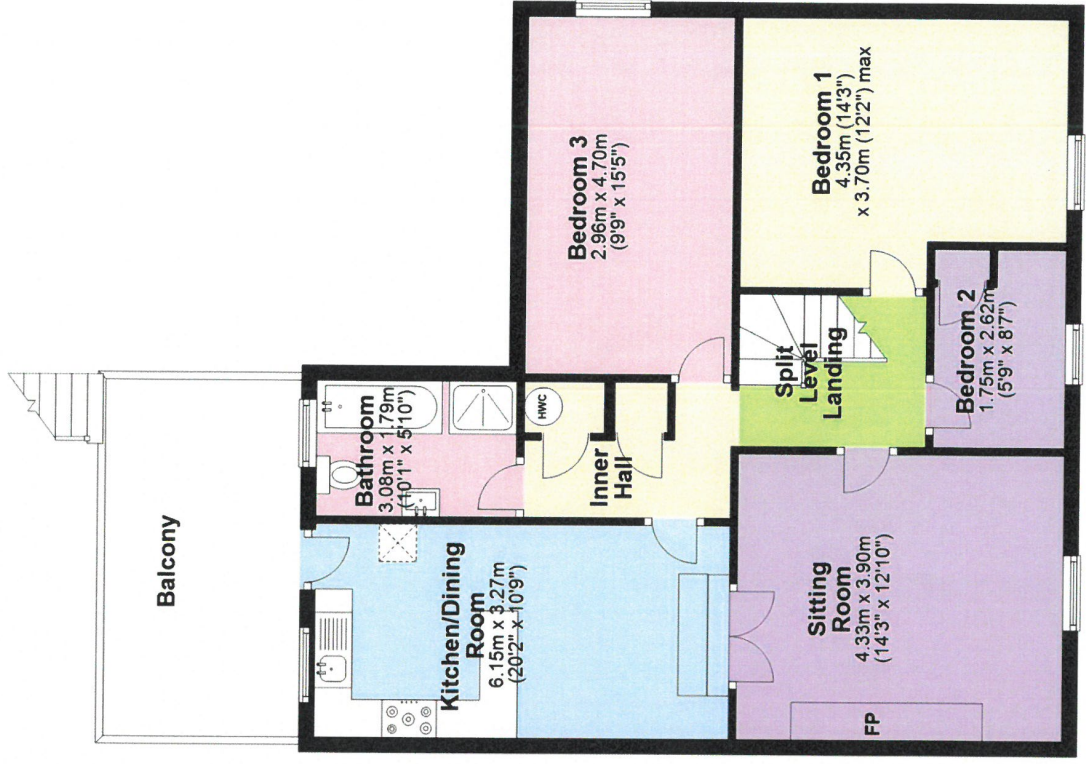
Travelling north through the town of Aberaeron on the main A487 coast road, after you pass the town green on the right hand side, at the next 2nd left hand turning this property is prominently positioned on the corner on the left hand side.





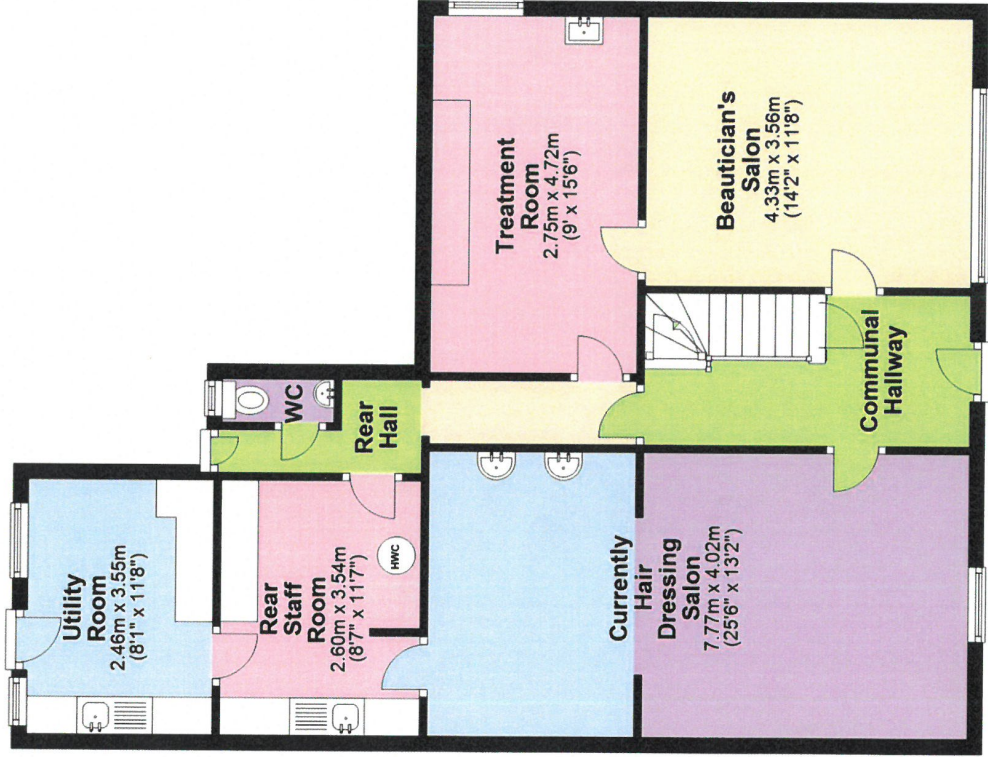
### First Floor

Approx. 81.8 sq. metres (880.4 sq. feet)



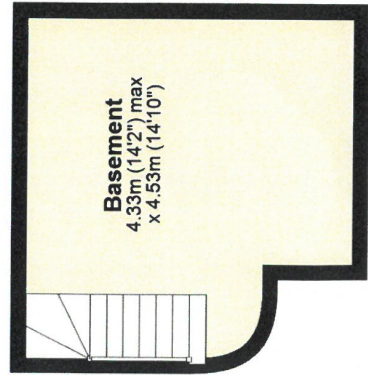
### Ground Floor

Approx. 89.7 sq. metres (965.5 sq. feet)



### Basement

Approx. 18.3 sq. metres (197.4 sq. feet)



Total area: approx. 189.8 sq. metres (2043.4 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.