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RICS



Since 1989

Cozy traditional 2 bedroom cottage in the heart of Aberaeron town centre. West Wales



Melbourne House, Dark Gate Street, Aberaeron, Ceredigion. SA46 0JH.

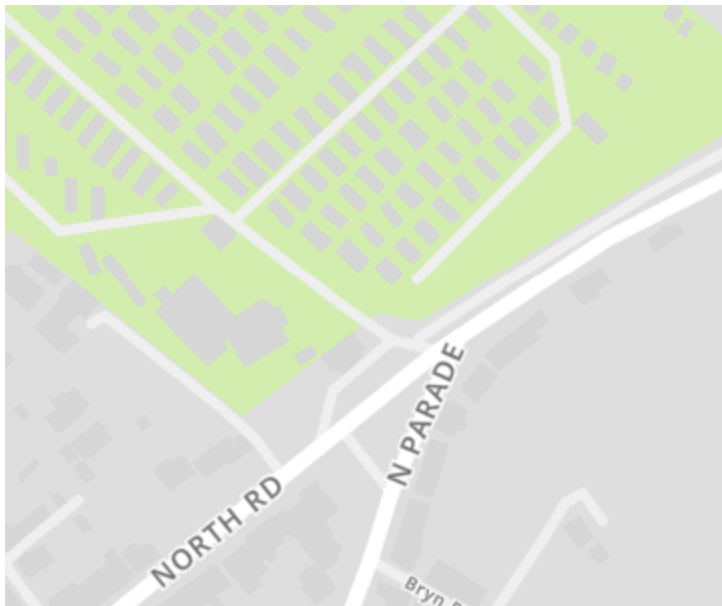
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£205,000

**** Cozy, traditional, 2 bedroom stone cottage ** Located in the heart of Aberaeron town centre **
Quiet street location ** Level walking distance to all town amenities ** Low maintenance forecourt
** Great for first time buyers/investment opportunity ** Only 2 minute walk from the sea **
Double glazing throughout & Electric heating ** Modern kitchen ****

Property comprises of : Entrance hall, sitting room, downstairs shower room, kitchen. First floor -
2 double bedrooms.

Property is situated within Aberaeron town centre, being conveniently positioned and in close proximity of a range of local facilities and services including local cafe, bars, restaurants, places of worship, low and higher educational facilities, doctors surgery, public transport connectivity and petrol station.

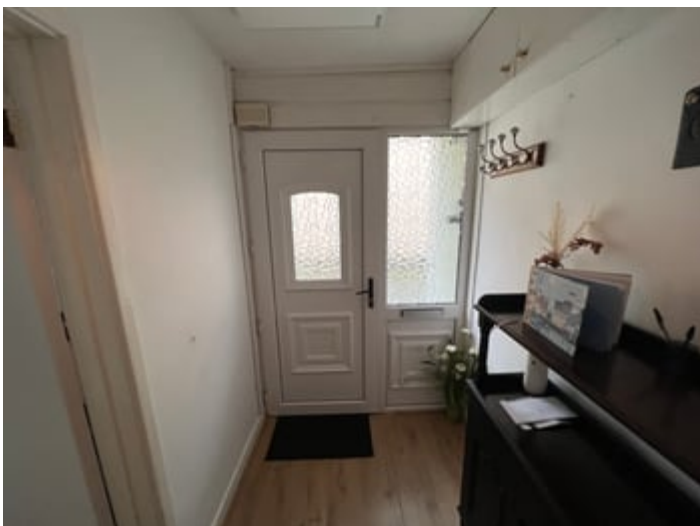


window to front, laminate flooring and alcove built in cupboard. Electric panel heater.



Entrance Hall

5' 0" x 11' 1" (1.52m x 3.38m) via a half glazed uPVC door, glazed side panel, laminate flooring, stairs to first floor and under stair storage cupboard.



Sitting Room

12' 6" x 15' 0" (3.81m x 4.57m) a character lounge with multifuel burning stove on a slate hearth, double glazed



Downstairs Shower Room

5' 6" x 6' 1" (1.68m x 1.85m) with a white suite comprising of a corner shower unit with a Triton electric shower above, uPVC board panelling, pedestal wash-hand basin, dual flush WC, stainless steel heated towel rail, half tiled walls and frosted window to rear.



Kitchen

9' 8" x 4' 9" (2.95m x 1.45m) with a modern range of base and wall cupboard units with Formica working surfaces above. Indesit electric oven with 4 ring ceramic hob above, extractor hood, single stainless steel drainer sink, space for fridge, tiled splashback, glazed exterior door to rear and side window. Electric panel heater.



FIRST FLOOR

Double Bedroom 1

9' 7" x 11' 1" (2.92m x 3.38m) with double glazed window to front, exposed floorboards, and built in cupboard. Electric panel heater.



Double Bedroom 2

12' 4" x 9' 5" (3.76m x 2.87m) with double glazed window to front and exposed timber floorboards. Electric panel heater.

EXTERNALLY

To the side -

Is a pleasant, manageable size, low maintenance courtyard that has been laid to patio slabs, giving a lovely small seating area.





To the Front



Services

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

Tenure : Freehold

Directions

From Morgan & Davies proceed onto Bridge Street bearing left on the A487 towards Aberystwyth. Continue along this



road passing Alban Square on your right hand side and take the next right hand turning alongside the Royal Oak and proceed down Darkgate Street and you will see this property as the first property on the left hand side 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		80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 