

*Immaculately presented and deceptively spacious 3 bed town house with studio apartment.  
Lampeter Road, Aberaeron - West Wales.*



**Aerondale, Lampeter Road, Aberaeron, Ceredigion. SA46 0ED.**

**£425,000**

**Ref R/4236/ID**

**\*\*A substantial semi-detached Victorian Residence\*\*Deceptively spacious 3 bed accommodation\*\*High quality fixtures and fittings throughout\*\*Edge of Aberaeron town centre location, within walking distance to all town amenities\*\*Private parking\*\*Lower ground floor studio perfect for multi generational use/airbnb (stc)\*\*Most attractive garden and grounds\*\*Views over the Aeron Valley\*\*Perfect family home\*\*A WOW FACTOR PROPERTY DESERVING OF AN EARLY VIEWING\*\***

The property comprises of Ent Hall, Front Rec Room, Kitchen/Dining Room. First Floor - Galleried Landing, 3 Double Bedrooms and Bathroom. Lower Ground Floor/Self Contained Studio - Open Plan Family/Sitting Room, Kitchen, Downstairs Shower Room.

Conveniently positioned fronting onto Lampeter road only a few minutes walk from Aberaeron town centre with its comprehensive range of shopping and schooling facilities, 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 of Wales Aberystwyth.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

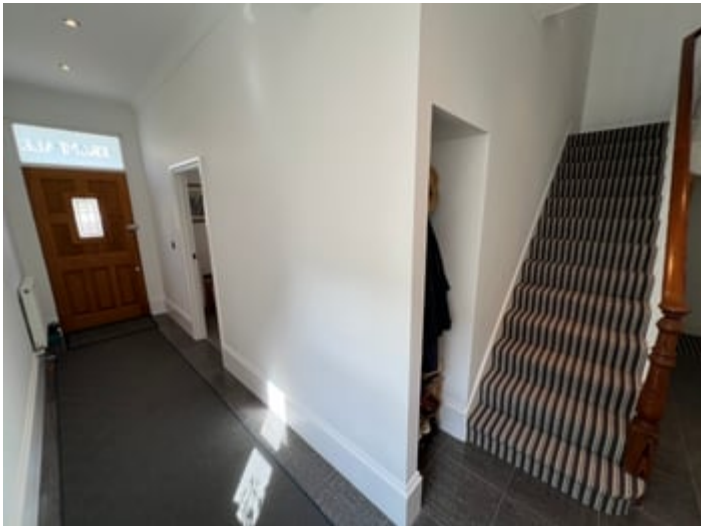
## GENERAL

The offering of this property on the market provides prospective purchasers with an opportunity of acquiring a most impressive spacious and beautifully appointed family home. The property was subject to an extensive renovation and refurbishment programme and all completed to exacting standards some 10 years ago which include high quality shutter blinds, electrical wiring, plumbing and central heating system, wall mounted gas effect electric fire, solid oak doors have been installed throughout, it has been completely redecorated and the lower ground floor has been converted to provide superb additional accommodation or indeed could be well suited for a separate living unit.

A property which has to be viewed internally to be appreciated. The accommodation provides as follows -

## GROUND FLOOR

### Entrance Hall



with solid oak entrance door with leaded glass in-set with fan light above engraved with the name 'Aerondale'. The Hallway is L-shaped some 20' in length, has a central heating radiator, a lovely tiled floor, arched ceiling cornices and coving. Stairs rising to first floor.

### Front Reception Room





16' 2" x 13' (4.93m x 3.96m) into bay window with recently installed shutter blinds, double panel radiator, alcove, spot lights to ceiling.

### Rear Kitchen/Dining Room

18' 5" x 11' 5" (5.61m x 3.48m) with a quality tiled floor. The Kitchen Area has two walls fully fitted with an excellent quality range of base and wall cupboard units with working surfaces, single drainer sink unit (h&c), integrated appliances including a Bosch ceramic induction 4 ring electric hob unit with pull out extractor, Bosch dish washer, double oven and fridge freezer, dual aspect window to side and rear, central heating radiator, spot lights to ceiling.



**FIRST FLOOR**

## Central Galleried Landing



approached via an original staircase from the Entrance Hall, original balustrade, central heating radiator.

## Front Master Bedroom 1

16' 1" x 10' 9" (4.90m x 3.28m) floor to ceiling bay window with recently installed shutters, central heating radiator and alcove.



## Rear Double Bedroom 2

12' 2" x 9' 8" (3.71m x 2.95m) With central heating radiator, double glazed window to side.





### Front Bedroom 3

14' 1" x 6' 9" (4.29m x 2.06m) with central heating radiator, hatch to loft, double glazed window to front with shutters.



### Luxury Main Bathroom

11' 11" x 8' 6" (3.63m x 2.59m) with tiled floor and matching tiled walls, walk in shower with Rainfall shower above, pedestal wash hand basin, low level flush w.c. with concealed cistern, heated towel rail, panelled bath, extractor fan.



### LOWER GROUND FLOOR

#### Access

Approached via an original staircase from the Entrance Hall. Provides -

#### Open Plan Family Room/Sitting Room

17' 7" x 17' 10" (5.36m x 5.44m) with a wall mounted gas effect electric fire, 2 central heating radiators, dual aspect windows to side and rear, understairs storage cupboard.





### Kitchen

15' 3" x 11' 8" (4.65m x 3.56m) with attractive tiled floor and tiled walls, again with an excellent modern range of kitchen units (of the same standard and quality of the ground floor kitchen) provides base cupboards with pan drawers, matching fitted wall cupboards, integrated appliances including Bosch induction hob, dish washer, double oven and fridge/freezer, integrated washing machine, breakfast bar, double panel radiator, double glazed window to side.



### Rear Hallway

with upvc exterior door, built in cupboard housing the oil fired Grant central heating boiler

### Downstairs Shower Room

9' x 7' 5" (2.74m x 2.26m) with good quality tiled floor and tiled walls, extractor fan, large walk in shower, with rainfall shower above, wash hand basin, low level flush toilet with concealed cistern, heated towel rail, built in airing cupboard. Double glazed window to rear,



### EXTERNALLY

#### To the Front

Walled forecourt suitable for car parking with slate sills and a paved front area with wrought iron pedestrian gateway.





### To the Side

Gravelled private parking area for 1 car with steps descending to the rear garden via a gated pedestrian access.

### Rear Gardens

A considerable investment has been made in the landscaping of the grounds to provide various spacious paved patio areas, brick paved pathways, feature dwarf walls, raised circular flower beds, grassed areas and mature shrub beds and ornamental and fruit trees.

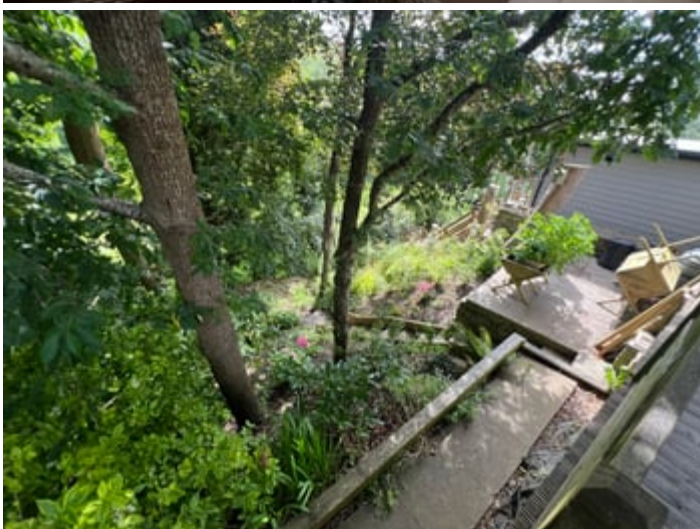
Raised side decking areas with under floor lighting and at the far end a good quality cedarwood SUMMER HOUSE with adjacent GARDEN SHED.

Beyond which is an area of sloping woodland.

Oil storage tank.

The Garden enjoys lovely views over the wooded Aeron valley.





## **MONEY LAUNDERING**

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.

## **TENURE**

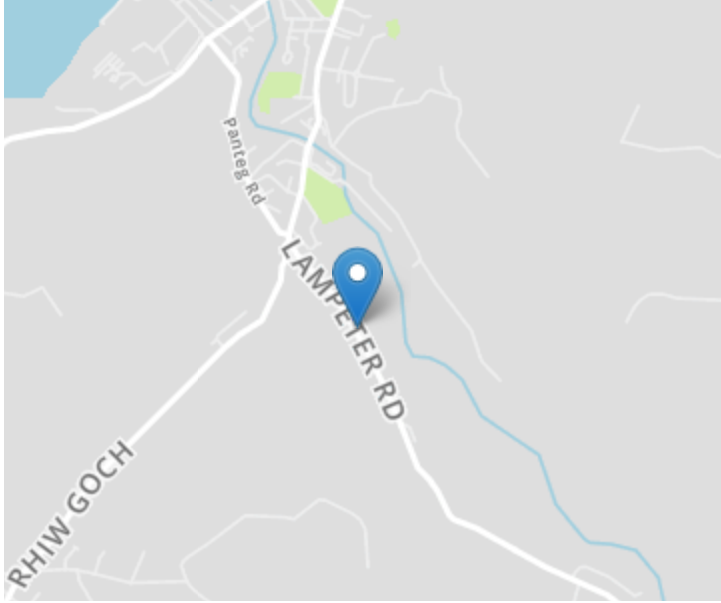
The property is of Freehold Tenure.

## **Services**

Mains electricity, water and drainage. Oil fired central heating. Double Glazing throughout.

Council Tax Band - E (Ceredigion County Council).





### Directions

From Morgan & Davies office proceed to town square opposite Boots the Chemist and turn left. Immediately at pelican crossing turn right up Alban Square to T junction opposite The Feathers Royal Hotel. Turn right and follow this road until you eventually reach a mini roundabout. Turn left at the mini roundabout onto the Lampeter Road. Proceed down this road for some 400 yards and you will see the property on the left hand side before you leave the town.

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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