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RICS



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Outstanding Aberaeron Town House with 1 Bed Annexe. Cardigan Bay - West Wales.



Llys-Y-Wawr, Panteg Road, Aberaeron, Ceredigion. SA46 0EQ.

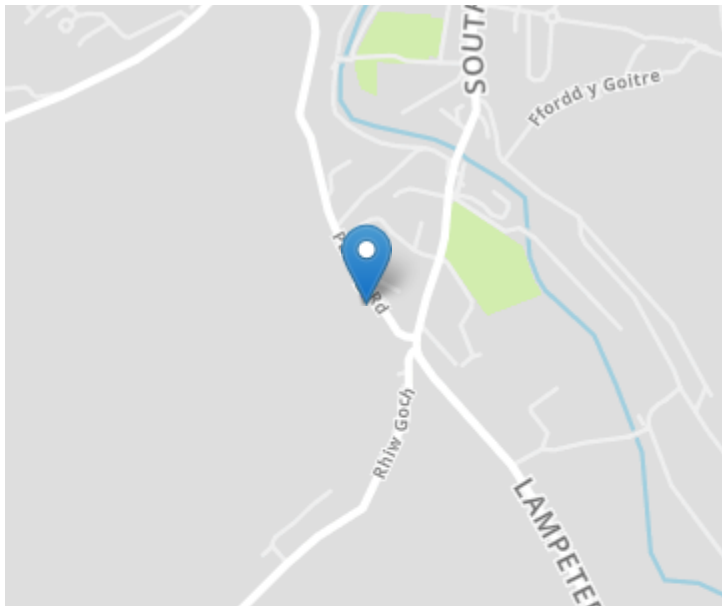
Ref R/3741/RD

£480,000

****Outstanding 4 Bed Detached Dwelling**Set within large plots with off road parking**Sep 1 Bed Annexe/overflow Accommodation**Grade II Listed**A well presented and maintained with wealth of original character**Feature Kitchen and Dining Space with access to rear patio**South facing garden**Coastal views**Ideal family home with income potential**Quiet area of this sought after address****

****A Wonderful opportunity within Aberaeron and must be viewed to be appreciated****

The property is situated within Aberaeron town centre being a short walking distance of the harbour side and town amenities. Aberaeron boasts an impressive local cafes, bars, restaurants, boutique shops, attractive Georgian Harbour and town square, primary and secondary schools, new community Health Centre, excellent leisure facilities and good public transport connectivity. The larger University towns of Aberystwyth and Lampeter are an equi distance 20 minutes drive from the property offering a wider range of day to day services.



GENERAL

An outstanding offering within this favoured coastal town.

The property offers 4 bed accommodation within the main dwelling being in excellent order and well presented.

Great care and attention has been provided to the maintenance of the property and multiple improvements to the original layout including the open plan kitchen and dining space to the rear, which links into the south facing patio.

The property benefits from off road parking facilities.

In addition to the main house is a 1 bed overflow accommodation which could be used as an annexe or an Airbnb (Subject to the necessary consents) and this recent conversion has been finished to the highest order with no expense spared. A great opportunity for income potential.

The property is Grade II Listed for Group Value only.

GROUND FLOOR

Entrance Hallway

Accessed via original slate steps up to front door with original recessed panel door with 5 pane fan light over, patterned quarry tiled floor, double panelled radiator, decorative archway with stairs to first floor with understairs cupboard.





Sitting Room

11' 7" x 15' 1" (3.53m x 4.60m) with original sash window to front, feature decorative Period fireplace with log burner on slate hearth, multiple sockets, radiator.



Ground Floor Bedroom 1 (Potential Study or Lounge)

9' 4" x 15' 1" (2.84m x 4.60m) a double bedroom currently with 2 single beds with original sash window to front and side casement, double panelled radiator. Period fireplace with cast iron fire and tiled surround and hearth, multiple sockets.



Open Plan Kitchen and Dining Space

10' 7" x 29' 1" (3.23m x 8.86m) running across the rear elevation of the property being open plan with windows overlooking the South facing garden and side double glass doors to south facing patio. Exterior door to garden.

The Kitchen Area with Oak effect base and wall units, 1½ bowl stainless steel sink and drainer with mixer tap, fitted oven and grill, induction hobs with extractor over, fitted

dishwasher, wood effect worktop, tiled splash backs, space for free standing fridge freezer. Painted timber flooring.

The Dining Area with space for large dining table and side sofa, radiator, multiple sockets.



FIRST FLOOR



Split Level Landing



With access to Loft.

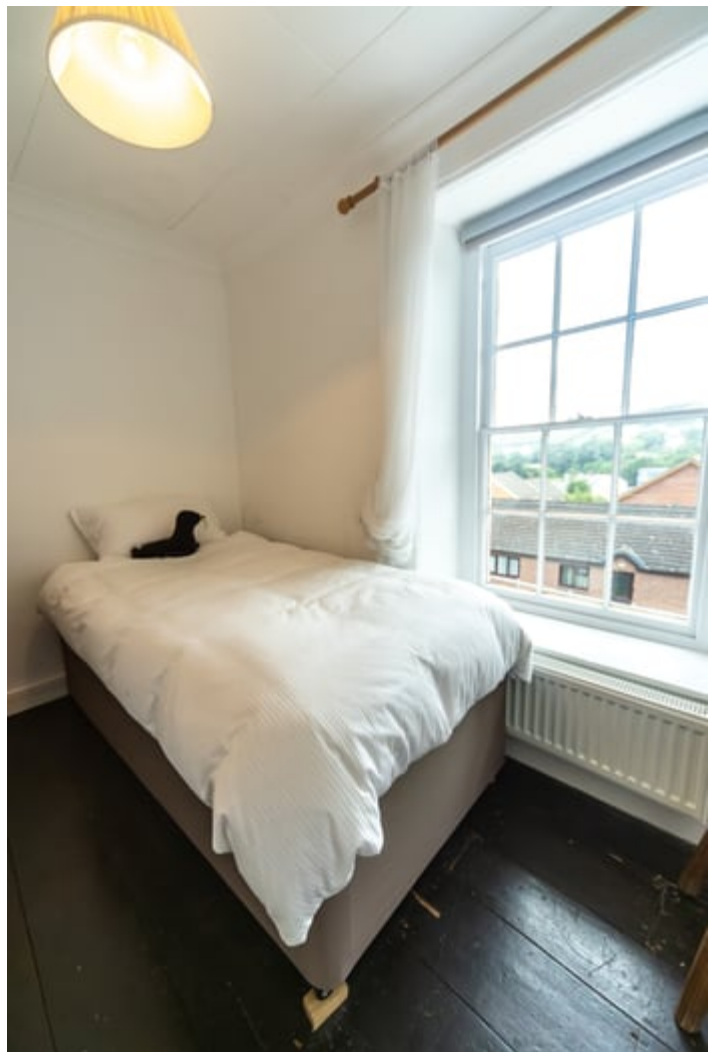
Front Bedroom 1

8' 1" x 15' 1" (2.46m x 4.60m) a double bedroom. Front sash window with distant sea views, radiator, fitted cupboards and alcove shelving. Multiple sockets, painted timber flooring, radiator.



Bedroom 2

6' 3" x 9' 1" (1.91m x 2.77m) with original sash window to front enjoying distant sea views, original timber flooring, multiple sockets, radiator.



Bedroom 3



9' 3" x 15' 1" (2.82m x 4.60m) double bedroom with wash window to front enjoying sea views, multiple sockets, radiator. Original timber flooring.

Rear Inner Landing

With airing cupboard, side window, under eaves storage.

Bathroom

9' 3" x 10' 6" (2.82m x 3.20m) with feature cast iron Victorian roll top bath, enclosed tiled shower unit, single wash hand basin, airing cupboard, radiator, side window, painted timber flooring.



W.C



6' 5" x 3' 1" (1.96m x 0.94m) with w.c. radiator, side window. Original timber flooring.

ANNEXE/OVERFLOW ACCOMMODATION



22' 3" x 11' 3" (6.78m x 3.43m) recently refurbished to provide accommodation to the highest order with wood effect flooring, spot lights to ceiling, new windows and doors.

Providing Open Plan accommodation viz :

Bedroom at one end



With a range of fitted wardrobes.

W.C.

With single wash hand basin, heaters.

Seating Area

To the centre with access to -

Basement

Accessed Externally from the front providing excellent additional storage space



Kitchenette

With sink unit. Open plan to -

Bathroom

Bathroom with separate walk in shower and bath, dual aspect windows to side.

EXTERNALLY

To the Front



The property is approached from the adjoining county road to a concrete parking space and side driveway providing parking and access to vehicular and pedestrian access to rear garden.

To the front is a raised walled forecourt finished in decorative gravel and slate steps to the main front door.

To the Rear

(Accessed via side gravelled driveway or via the separate concrete parking space) is a wonderful south facing patio extending from the dining area and footpaths leading to a raised garden area predominantly laid to lawn with mature planting to borders and fence overlooking the adjoining fields.





Utility/Shower Room

10' 2" x 8' 5" (3.10m x 2.57m) useful external utility space with washing machine connection and side walk in shower with fully tiled walls and flooring, Belfast sink housing a Grant oil boiler.



W.C

3' 1" x 5' 8" (0.94m x 1.73m) an external w.c. with side window.

Store Room

5' 5" x 6' 4" (1.65m x 1.93m) with multiple shelving.



Play Room/Storage Shed



9' 3" x 12' 2" (2.82m x 3.71m) with space for table tennis table/pool table, dual aspect windows to front and side, electric socket, external socket also.

TENURE

The property is of Freehold Tenure.

Services

We are advised that the property benefits from Mains Water, Electricity and Drainage. Oil Central Heating.

Council Tax Band -

Directions

From Morgan & Davies office proceed onto the junction with Bridge Street, take a left hand exit onto Bridge Street and then immediately right up Alban Square until you reach The Feathers Royal Hotel. At the junction take the right hand turning and proceed for approximately half a mile and on exiting the town on Vicarage Hill, take the right hand exit just before the mini roundabout onto Panteg Road. Proceed for some 300 yards along Panteg Road and Llys Y Wawr is located on your right left hand side.