

A most charming 2 bedroom, traditional stone cottage, located on the edge of the popular harbour town of Aberaeron, West Wales



3 Newfoundland Terrace, Aberaeron, Ceredigion. SA46 0ES.

£265,000

R/4083/ID

**** A most charming, 2 bedroom character cottage, located on the edge of the popular harbour town of Aberaeron **
Glorious sea views over Cardigan Bay coastline ** Spacious tiered rear garden with summer house ** Walking distance to all town amenities and the beach ** Quaint and cozy accommodation ** Quirky upside down house ** Double glazing & oil fired central heating ** A real coastal gem! ****

Property comprises of - Front vestibule, kitchen/dining room, spacious lounge, utility room, shower room. Lower ground floor - 2 double bedrooms.

The property is located on the edge of the popular harbour town of Aberaeron, which lies alongside the main A487 coast road, with its comprehensive range of shopping and schooling facilities, bars, restaurants, doctors surgery, harbour and sea front. almost equi-distant from Aberystwyth in the north and Cardigan to the South and within 15 miles of the University town of Lampeter.



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FIRST FLOOR

Entrance Vestibule

15' 3" x 11' 2" (4.65m x 3.40m) via hardwood door, tiled flooring and glazed door into -

Open Plan Kitchen/Breakfast Room

15' 3" x 11' 2" (4.65m x 3.40m) With a range of fitted base and wall cupboard units, Formica working surfaces above, 1 ½ bowl inset drainer sink with mixer taps, 4 ring gas hob, solid fuel Rayburn for cooking, heating of domestic hot water, Bosch electric oven, tiled splash back, tiled flooring, plumbing for automatic washing machine, exposed beams to ceiling, 2 double glazed windows to front overlooking the Cardigan Bay coastline.



Shower Room

3' 6" x 9' 0" (1.07m x 2.74m) with enclosed shower unit with electric shower above, pedestal wash hand basin with mixer taps, low level flush WC heated towel rail, Velux window to ceiling, part tiled walls and tiled flooring.



Lounge

21' 6" x 14' 8" (6.55m x 4.47m) with 3 double glazed windows to front with sea views, engineered oak flooring, log burning stove on a raised hearth with exposed stone surround, 3 central heating radiators, stairs down to lower ground floor, attic hatch. Door into -



Rear Porch

12' 2" x 3' 1" (3.71m x 0.94m) with half glazed exterior door, plumbing for automatic washing machine, tiled walls and flooring.



LOWER GROUND FLOOR

Double Bedroom 1

9' 5" x 11' 4" (2.87m x 3.45m) with 2 double glazed windows to front, 2 central heating radiators, pedestal wash-hand basin, exposed beams, built-in wardrobe.



Bedroom 2

7' 9" x 13' 0" (2.36m x 3.96m) with double glazed window to front, central heating radiator, wardrobe unit.



EXTERNALLY

To the rear -

Is a spacious undulating rear garden split into four tiers with many mature hedge, shrubs and flowers.

Stone steps leads up to a pleasant Sitting Area with glorious views over the Cardigan Bay coastline and Aberaeron town.

Further steps lead to a timber Summer House with double glazed windows and doors.





To the Front

Walled forecourt, stone steps leading to front door.



Tenure : Freehold

Council Tax Band : D (Ceredigion County Council)



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.

Services

The property benefits from : mains water, electricity and drainage. Oiled fired central heating.

Directions

The property is best approached from Morgan & Davies office in Market Street. Proceed to the end of the street, taking a right hand turning onto Bridge Street along the A487 heading up out of the town passing the church on your left hand side. Continue on this road for 100 metres or so and the property is located on the left hand side as the fourth from last property on the left hand side.

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

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