

An outstanding 4 bed (1 en suite) end of terraced town house with garage. Georgian Harbour Town of Aberaeron - West Wales.



Awelon Y Mor, 5 Oxford Street, Aberaeron, Ceredigion. SA46 0JB.

£445,000

Ref R/4538/ID

****BE PREPARED TO BE IMPRESSED ! **An outstanding 4 bed (1 en suite) Aberaeron town house**Located on the edge of Aberaeron town centre**Recently re-developed and renovated**Feature open plan living space**Detached rear garage to rear**Attractive south facing rear garden**High quality fixtures and fittings throughout**Currently used as a successful holiday let**Level walk to all town amenities**Under floor heating throughout****

The property comprises of large dining area, open plan kitchen/lounge, cloak room. First floor - split landing, 4 double bedroom, 1 en suite, main bathroom and shower room.

The property sits on the edge of Aberaeron town centre on Oxford Street, being within a level and convenient walking distance to all town amenities including shops, cafes, bars, restaurants, harbour side, beaches, All Wales coastal path, public transport connectivity, playing fields, primary and secondary schools, places of worship and a new integrated health centre. Aberystwyth is some 20 minutes north of the property offering a wide range of national and local retailers, university and regional hospital as well as National Rail connections. The town of Cardigan is some 30 minutes drive to the south.



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 current owner has invested significantly in the complete redesign and renovation of the property some 15 years ago. No expense has been spared in providing a contemporary feel to this historic property with high quality kitchen and bathrooms, bi-folding doors, under floor heating throughout, exposed stone work, engineered oak flooring and all high quality fixtures and fittings.

The Accommodation provides as follows -

GROUND FLOOR

Open Plan Dining Area



24' 7" x 12' 7" (7.49m x 3.84m) originally two rooms which have been re-configured in recent times to offer a spacious open plan dining area perfect for entertaining guests and offers two double glazed sash windows to front, hardwood door with fan light above, feature tiled fireplace with decorative mahogany surround, tiled hearth, engineered oak flooring, fireplace to one side, to the other is an exposed stone fireplace with raised slate hearth, multiple sockets. Custom made floor cellar hatch leading down to -

9' entrance way leading into the -

Cellar

11' 3" x 16' 5" (3.43m x 5.00m) (Accessed from open plan dining area) with 4'8" head height with original stone steps.

Open Plan Kitchen/Lounge Area



24' 5" x 19' 4" (7.44m x 5.89m) a feature open plan room with a lovely contemporary feel, with its main feature being the 13' bi-folding doors to rear garden, bespoke engineered oak and stainless steel staircase with glass balustrade.

Kitchen area comprising of an off white 'shaker' style base and wall cupboard units with complimentary granite working surfaces above, working surfaces and upstand above, inset Belfast sink with mixer tap, Lamona double oven with integrated microwave, Lamona 4 ring ceramic hob with



modern extractor above, integrated slimline dishwasher, wine cooler, space for tall fridge freezer, double glazed sash window to rear.

Lounge Area

Benefits from an open fireplace housing a multi fuel stove on a raised slate hearth, exposed stone wall, TV point, spot lights to ceiling and alcove cupboard housing an under floor manifold.





Cloak Room

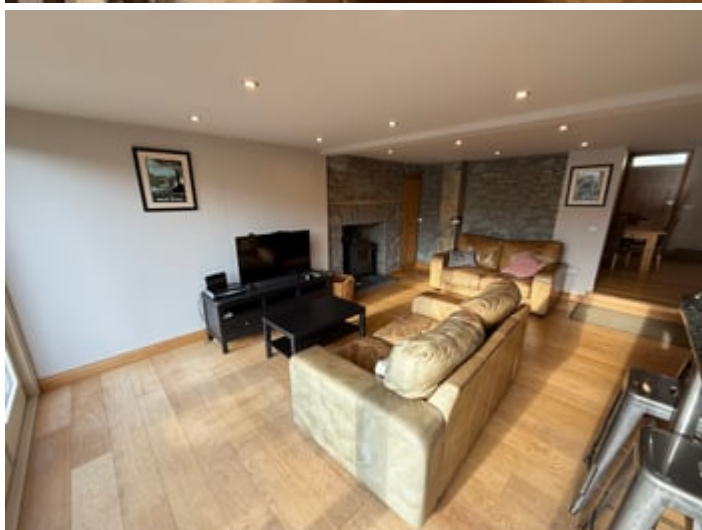


With dual flush w.c. pedestal wash hand basin, frosted window to side.

FIRST FLOOR

Split Landing

17' 3" x 11' 0" (5.26m x 3.35m) Approached via the bespoke made staircase. With velux window bringing in an abundance of natural light, access hatch to loft.



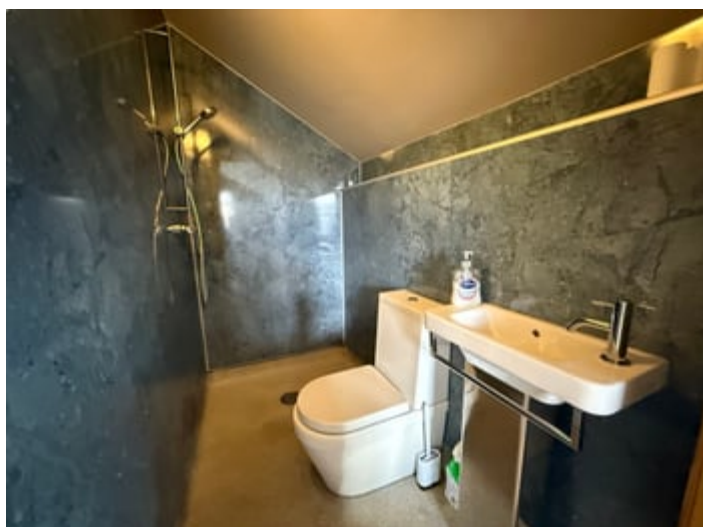


Rear Bedroom 1



11' 0" x 13' 6" (3.35m x 4.11m) a spacious double room, dual aspect windows, engineered oak flooring, TV point, door into -

En Suite/Wet Room



3' 6" x 6' 5" (1.07m x 1.96m) with mains shower above, dual flush w.c. pedestal wash hand basin, extractor fan, pvc lined walls.

Rear Bedroom 2

10' 4" x 13' 5" (3.15m x 4.09m) a double bedroom with double glazed sash window to rear, engineered oak flooring, half vaulted ceiling, multiple sockets.

Main Bathroom



5' 6" x 8' 3" (1.68m x 2.51m) with a modern white suite comprising of a panelled bath with mains shower above, dual flush w.c. gloss white vanity with inset wash hand basin, fully tiled walls and floor, luminous mirror. Door into -

Plant Room

Housing hot water cylinders and under floor manifold.

Front Bedroom 3



9' 0" x 12' 8" (2.74m x 3.86m) again a double bedroom with double glazed sash window to front, engineered oak flooring, TV point, spot lights to ceiling, multiple sockets.

Front Bedroom 4



12' 8" x 9' 0" (3.86m x 2.74m) a double room with double glazed sash window to front, engineered oak flooring, TV point, spot lights to ceiling, multiple sockets.

Front Shower Room

8' 3" x 5' 7" (2.51m x 1.70m) having a three piece suite comprising of an enclosed shower unit, vanity unit with inset wash hand basin, dual flush w.c. fully tiled walls and floor, double glazed sash window to front.



EXTERNALLY

To the Front

The property is approached from Oxford Street.



To the Rear



A most attractive south facing rear garden being fully enclosed stone walls to both sides. The garden is mostly laid to slabs for ease of maintenance with feature exterior floor lighting, raised beds with mature trees, flowers and shrubs.

There is also a raised garden area.

Beyond this is the -



Detached Single Garage



12' 0" x 18' 0" (3.66m x 5.49m) with electricity connected, electric up and over door, side exterior door.

Outside Utility Room

5' 0" x 7' 5" (1.52m x 2.26m) with plumbing for automatic washing machine and outlet for tumble dryer.

Outside w.c.

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.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

TENURE

The property is of Freehold Tenure.

Services

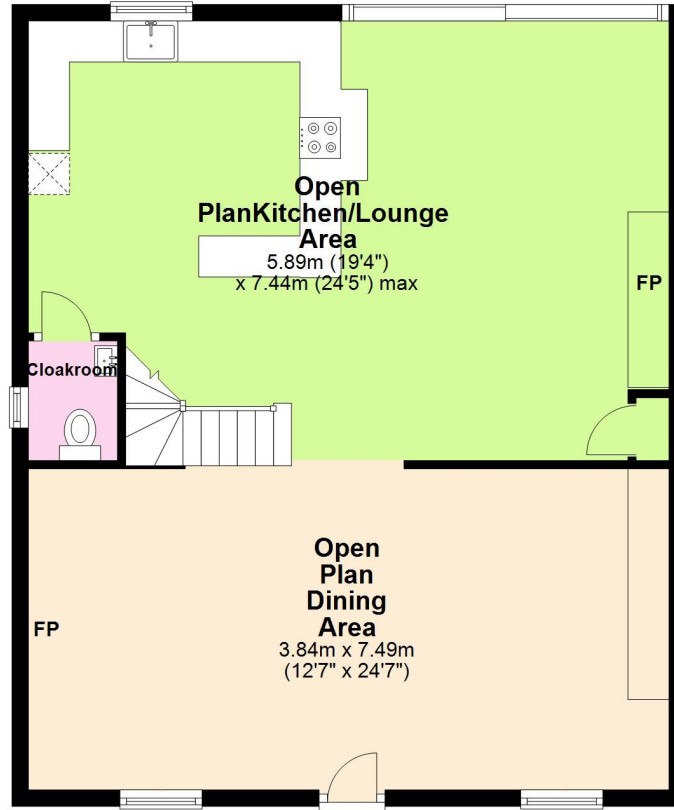
We are advised that the property benefits from mains water, electricity and drainage. Air source heating system with under floor heating to both ground and first floors.

Council Tax Band - E

Fibre Optic Broadband.

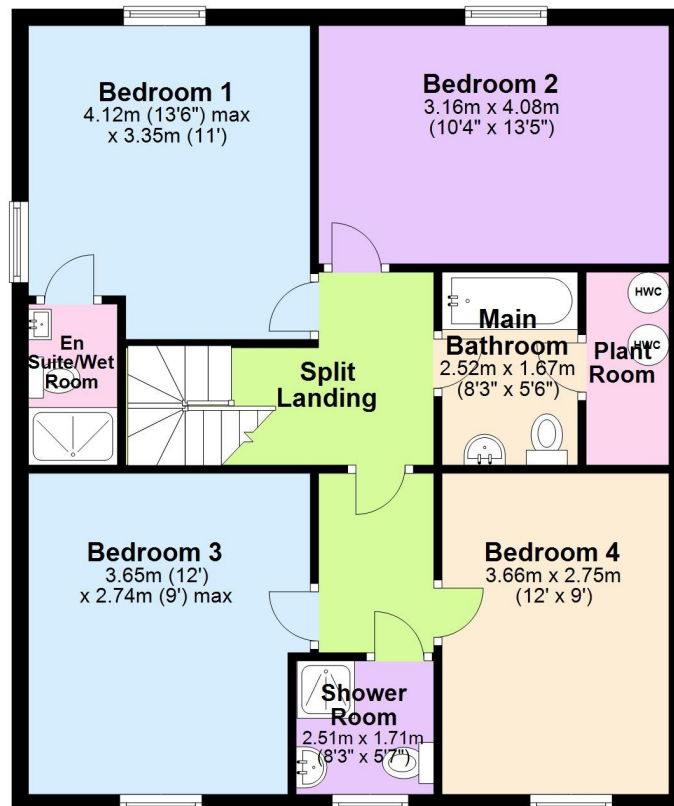
Ground Floor

Approx. 67.8 sq. metres (730.2 sq. feet)



First Floor

Approx. 73.2 sq. metres (788.2 sq. feet)



Total area: approx. 141.1 sq. metres (1518.4 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Awelon Y Mor, 5 Oxford Street, Aberystwyth

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Garage. Private.

Heating Sources: Air Source Heat Pump. Underfloor Heating.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: D (63)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

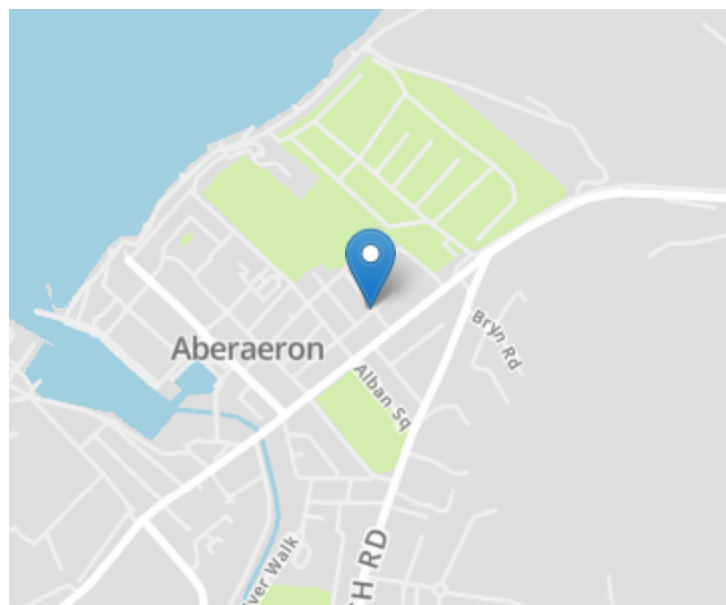
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No


The existence of any public or private right of way? No



Directions

From Morgan & Davies office proceed to town square, opposite Boots the chemist turn left. Proceed down the street and take the 3rd left hand turning into Oxford Street and you will see this property as the first end of terrace property on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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



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