

*Charming Refurbished Period Cottage. Small Popular Coastal Village Community. 5 Minutes Walk Sea Front. 1 Mile Aberaeron.*



Hendref, Aberarth, Aberaeron, Ceredigion. SA46 0LL.

**£149,000**

**Ref R/2892/DD**

**\*\* Quaint Character Welsh Period Cottage \*\*** uPVC Double Glazing and Electric Heating **\*\* Recently Refurbished \*\*** 2 Beds **\*\* Sun Patio \*\*** 1 Parking Space (right to park) **\*\* 5 Minutes Walk Sea Front \*\*** Only a mile from the Georgian Harbour town of Aberaeron **\*\* West Wales \*\***

Comprises of : Ground Floor - Character Lounge, Galley Kitchen. First Floor - 2 Bedrooms & Bathroom.

Conveniently positioned within the small coastal village community of Aberarth only a few minutes walk from the sea front and 100 yards or so off the main A487 coast road and bus route. Only a mile or so North East of the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy travelling distance of the larger Marketing and Amenity centres of Aberystwyth, Cardigan and Lampeter.



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## GROUND FLOOR

### Character Sitting Room/Dining Room

16' 6" x 14' 11" (5.03m x 4.55m) with laminate flooring, exposed original ceiling beams, fireplace with stone chimney breast, houses a woodburning stove with a slate hearth, rear feature port hole window, wired for wall lights, large front window overlooking patio, front exterior door.



### Galley Kitchen

10' 0" x 5' 2" (3.05m x 1.57m) with laminate flooring, with a fitted range of base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, integrated appliances including a Beko oven with ceramic hob unit with over with cooker hood and stainless steel splash back, integrated fridge, 2 front aspect windows overlooking patio.





## FIRST FLOOR

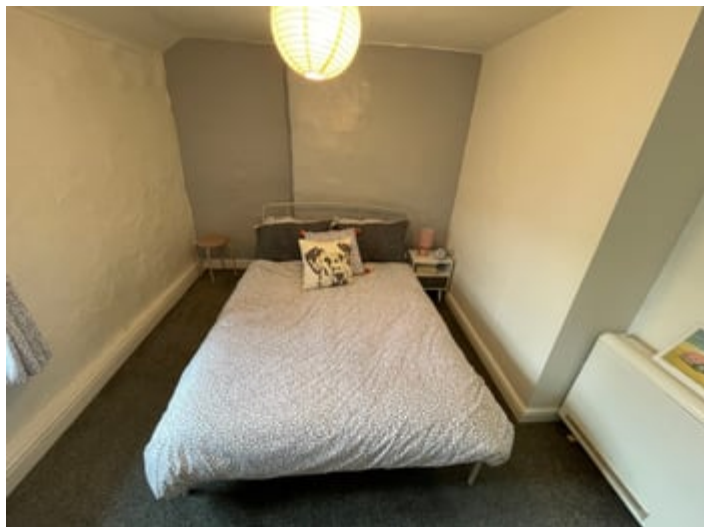
### Landing Area

Approached via staircase from the Sitting Room. With a small rear aspect window, built in airing cupboard housing copper cylinder tank with immersion heater.



### Front Double Bedroom 1

11' 8" x 10' 1" (3.56m x 3.07m) (max) with front aspect window.

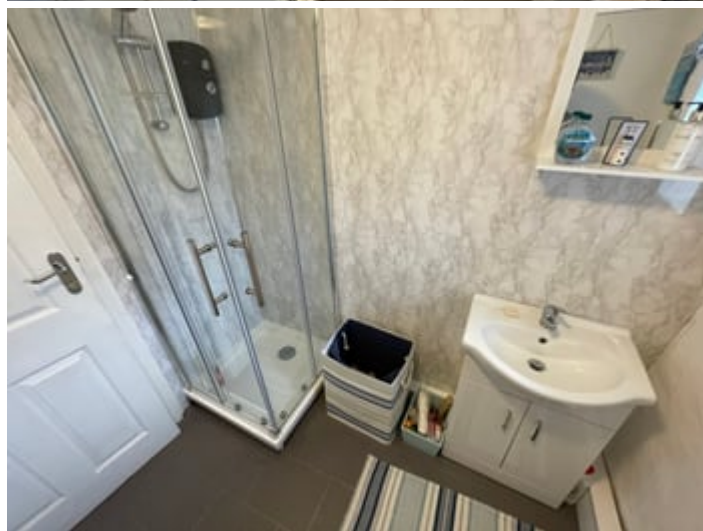
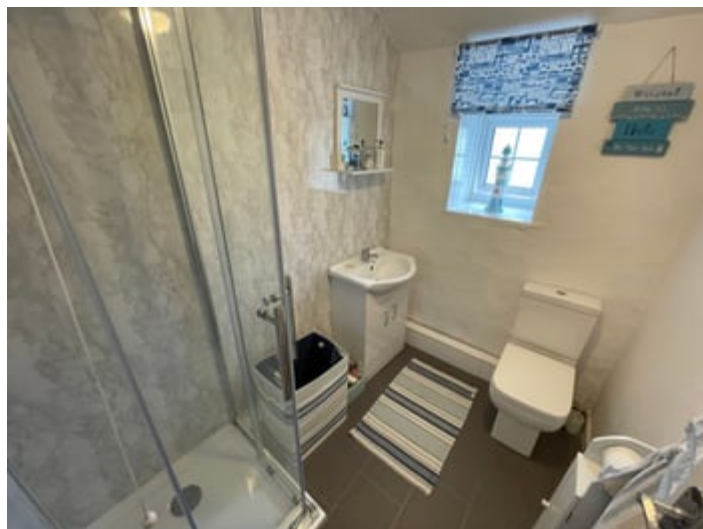


### Rear Bedroom 2

11' 10" x 6' 0" (3.61m x 1.83m) (max) with rear aspect window.

### Shower Room

7' 1" x 5' 2" (2.16m x 1.57m) with a new suite. Provides a corner shower cubicle with Triton shower unit, vanity unit with inset wash hand basin, low level flush toilet, electric heated towel rail.



## EXTERNALLY

### To Front

Paved front patio and sitting out area. Wooden fenced boundary. Lean to store shed 6'10" x 4'8" with power connected.



Front pathway leading to street frontage.



## TENURE

The property is of Freehold Tenure

## 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.

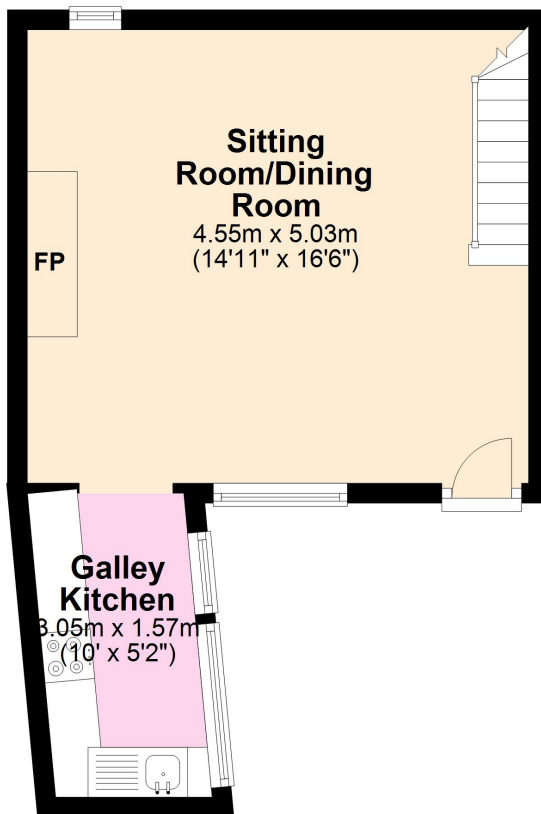
## Services

Mains Electricity, Water and Drainage. Electric Heating.

Council Tax Band B - Ceredigion County Council.

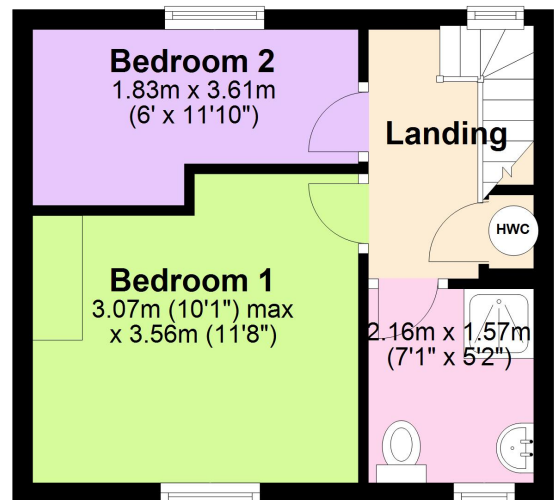
## Ground Floor

Approx. 27.8 sq. metres (299.5 sq. feet)



## First Floor

Approx. 22.9 sq. metres (246.2 sq. feet)



Total area: approx. 50.7 sq. metres (545.8 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Hendref, Aberarth**

## MATERIAL INFORMATION

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**Council Tax:** Band B

N/A

**Parking Types:** None.

**Heating Sources:** Electric.

**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:** E (48)

**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

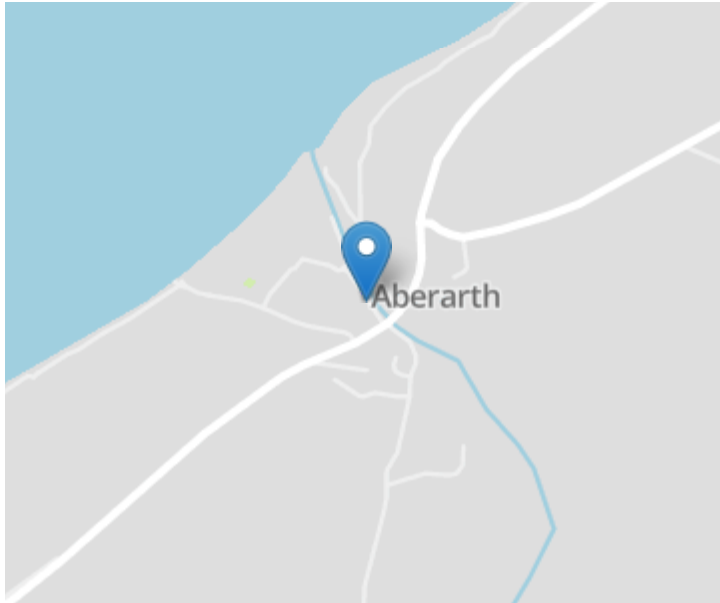
**Any easements, servitudes, or wayleaves?** No

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

### Existing Planning Permission

Title: Estyniad yn lle'r un sydd yno Replacement extension, Submitted Date: 07/01/2008 00:00:00, Ref No: A080267, Decision: APPROVED SUBJECT TO CONDITIONS, Decision Date: N/A





## Directions

From Aberaeron the property is best approached by taking the main A487 coast road North East towards Aberystwyth. After a mile or so you will enter the village of Aberarth. Take the 2nd left hand turning in the centre of the village just before the bridge. Proceed down this lane which will take you into Water Street. Half way down Water Street Hendref will be seen on the left hand side identified by the Agents for sale board.

**VIEWING:** Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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

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