

*Attention 1st time buyers/Attention Investors ! 2 Bed Dwelling. Aberaeron town centre.*



**1 Chalybeate Street, Aberaeron, Ceredigion. SA46 0DJ.**

**£232,500**

**Ref R/4273/RD**

**\*\*Attention 1st time buyer\*\*Attention Investors\*\*Spacious 2 bed dwelling\*\*Aberaeron town centre\*\*Walking distance to town amenities\*\*Ideal for those seeking to down size\*\*Private rear courtyard\*\*A GREAT OPPORTUNITY WITHIN THIS FAVOURED COASTAL TOWN \*\***

The property is situated within Aberaeron town centre being walking distance to the local amenities and services including primary and secondary schools, leisure centre, community health centre, traditional High street offerings, public transport connections, local cafes, bars and restaurants. The University town of Aberystwyth is some 30 minutes drive to the north offering a wider range of local amenities including regional hospital, network rail connections, retail parks, employment opportunities, sixth form college and university.



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## GROUND FLOOR

### Entrance Hallway



4' 8" x 12' 5" (1.42m x 3.78m) accessed via glass panel upvc door with laminate flooring, radiator, stairs to first floor, access to cellar, BT point.

### Living Room

14' 10" x 12' 9" (4.52m x 3.89m) with feature electric fire and surround, window to front, multiple sockets, TV point, laminate flooring, radiator.



## Kitchen



8' 4" x 9' 3" (2.54m x 2.82m) step down from the hallway, with a range of base and wall units with plumbing for washing machine, space for free standing fridge freezer, Zanussi electric hobs with extractor over, Hotpoint oven and grill, tiled flooring, tiled splash back, sink and drainer with mixer tap, external door to rear courtyard

## Cellar



14' 6" x 12' 8" (4.42m x 3.86m) accessed via original slate flag stone steps from the hallway with 6'1" height. Houses the oil boiler and hot water cylinder, former coal chute to front.

## FIRST FLOOR

### Split level Landing

With access to loft. Storage cupboard,



### Front Bedroom 1

14' 1" x 13' 3" (4.29m x 4.04m) a double bedroom with window to front, multiple sockets, radiator.



## Front Bedroom 2



9' 1" x 5' 8" (2.77m x 1.73m) window to front, multiple sockets, radiator.

## Bathroom

6' 9" x 7' 2" (2.06m x 2.18m) with a modern white suite including a panelled bath with shower over, w.c. single wash hand basin, vanity unit, heated towel rail, side window, fully panelled walls, tile effect vinyl flooring.



## EXTERNALLY

### To the Front



The property is approached via Chalybeate Street with footpath access to the front door.

### To The Rear

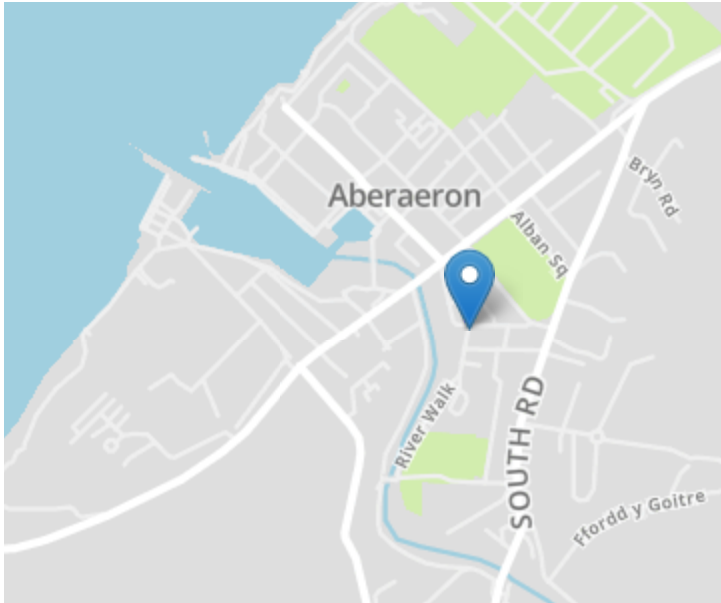


rear courtyard with concrete base, 6ft high walls to boundary with no overlooking, gated entrance through adjoining gardens for access to oil tank.

## Services

The property benefits from mains water, electricity and drainage. Oil central heating.

Council Tax Band C (Ceredigion County Council).



**Directions**

From Morgan & Davies office on Market Street, proceed to the junction with Bridge Street, crossing over onto Water Street to the side of Boots the chemist. Continue down along Water Street bearing left at the end and take the immediate right hand turning onto Chalybeate Street and No 1 is located on your left hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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