

*A most pleasant 2 bed terraced cottage located in the heart of the harbour town of Aberaeron on Cardigan Bay - West Wales.*



**Cefnfor 14 Tabernacle Street, Aberaeron, Ceredigion. SA46 0BN.**

**£259,000**

**Ref R/3981/ID**

**\*\*A delightful 2 bed traditional cottage\*\*** Located in the popular harbour town of Aberaeron **\*\*Quaint, 'cosy' and comfortable accommodation\*\*** Lovely south facing rear garden **\*\*Only 200 yards from the harbour and the sea front\*\*** A level walk to all town amenities **\*\*Recently installed air source heating system and solar panels \*\*** Recently installed double glazed windows throughout **\*\*MUST BE VIEWED TO BE APPRECIATED\*\***

The Accommodation provides - Ent Hall, Front Reception Room, Kitchen/Dining Room, Bathroom. First Floor - 2 Double Bedrooms.

The property is situated within Aberaeron town centre within level walking distance of an array of bars, restaurants, shops, primary and secondary schools, harbour, the All Wales coastal path, nearby places of worship, doctors surgery and public transport connectivity. The larger town of Aberystwyth is some 15 miles north and Cardigan is to the South. The University town of Lampeter is some 13 miles.



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## GROUND FLOOR

### Entrance Hall

5' 8" x 4' 0" (1.73m x 1.22m) via upvc composite door with port hole, carpetwell, stairs to first floor.



### Front Sitting Room

12' 2" x 10' 7" (3.71m x 3.23m) with double glazed window to front, central heating radiator, Oak flooring, understairs cupboard.



### Kitchen/Dining Room

14' 0" x 17' 4" (4.27m x 5.28m) with a range of modern base and wall cupboard units with formica working surfaces above, inset wash hand basin with mixer tap, Bush electric oven, 4 ring electric hob, pull out extractor hood, space for fridge freezer, tiled splash back, ceramic tiled flooring, central heating radiator, space for 4 seating dining table, central heating radiator, half glazed external door to rear garden.







### Bathroom

5' 4" x 5' 7" (1.63m x 1.70m) with a White suite comprising of a mixer tap above, shower head, shower screen, gloss White vanity unit with wash hand basin, low level flush w.c. frosted window to rear, illuminous mirror unit, tiled walls, ceramic tiled flooring, extractor hood.



### Rear Bedroom 1

13' 3" x 6' 7" (4.04m x 2.01m) double glazed window to rear with views towards the sea, central heating radiator, laminate flooring, spot lights to ceiling.



### Front Principal Bedroom 2

12' 5" x 11' 0" (3.78m x 3.35m) with double glazed window to front, built in cupboard unit with mirror doors, central heating radiator, laminate flooring, access to loft.



### EXTERNALLY

#### To the Front

The property is accessed via Tabernacle Street.



#### To the Rear

A pleasant south facing rear garden, mostly laid to lawn with patio area laid to slabs, raised flower beds to both boundary and brick outbuilding with power connected.





## 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

The property benefits from Mains Water, Electricity and Drainage.


Council Tax Band C.



### Directions

From Morgan & Davies' office in Market Street proceed down past the harbour car park, straight on towards the sea. 100 yards before the sea front, 14 Tabernacle Street will be seen in a terrace on the 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>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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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