

Regulated by:



Since 1989

*Rare Opportunity to acquire a recently renovated Ground Floor Apartment in Aberaeron town centre.*



**Oxford Mews Flat 1 (Ground Floor), Oxford Street, Aberaeron, Ceredigion. SA46 0JB.**

**R/3750/ID**

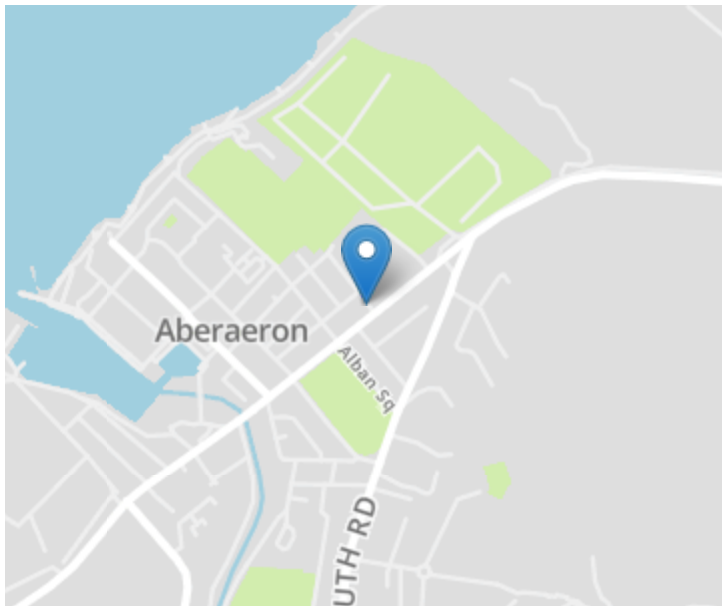
**£159,950**

**\*\*Rarely does the opportunity arise of acquiring a ground floor flat within the town\*\* Hurry to See this ! \*\* Recently renovated to a good standard \*\* Conveniently positioned on the level close walking distance of the harbour, sea front and a comprehensive range of shopping and schooling facilities \*\* The Accommodation benefits full double glazing and a modern electric heating system \*\* New Kitchen \*\* New Shower Room \*\* New Flooring \*\***

The property comprises of - Ent Hall, Kitchen, Shower Room, Sitting Room, Double Bedroom, Rear Hallway, potential second bedroom.

The property is situated within Aberaeron town centre, within walking distance of the local primary and secondary school, shops, bars, restaurants, harbour side, coastal path, nearby places of worship, doctors surgery and great public transport connectivity.

The larger town of Aberystwyth is some 15 miles to the North.



## THE ACCOMMODATION

### General

The Flat is Leasehold, 999 year Lease from 1978 at a ground rent of £1 per annum.

### Entrance Hall

With new composite entrance door with stained glass inset. Modern wall mounted 'Kyros Rointe' thermostatic controlled radiator, LVT flooring.

### Modern Kitchen

7' 10" x 9' 5" (2.39m x 2.87m) with range of modern navy base and wall cupboard units, Formica working surfaces above, BEKO electric oven, 4 ring electric hob above, extractor hood, stainless steel drainer sink with mixer tap, 2 double glazed windows to front. spotlights to ceiling, integrated appliances include - dishwasher, washing machine, tall fridge/freezer and microwave.



### Modern Shower Room

11' 7" x 5' 7" (3.53m x 1.70m) Modern white suite comprising of a walk in shower unit with mains power shower above, rainfall head and pull out head, vanity unit with inset wash hand basin, duel flush WC, aqua board panels, stainless steel heated towel rail, luminous mirror unit, LVT flooring, spotlights to ceiling, extractor fan, mirrored cupboard unit.





### Sitting Room

14' 7" x 10' (4.44m x 3.05m) with double glazed window to front, 'Haverland' thermostatic controlled radiator, TV point, broadband point and telephone point.



### Double Bedroom 1

11' 3" x 8' 6" (3.43m x 2.59m) with double glazed window to front, wall mounted 'Haverland' thermostatic controlled radiator.



### Rear Hallway

with 'Haverland' thermostatic controlled radiator. Access to large useful understairs storage cupboard housing the hot water tank. Door through to -

### Potential Second Bedroom

9' 5" x 14' 5" (2.87m x 4.39m) (approx.) 4'2" wide front entrance door - this provide options for utilisation as a further bedroom.



### Please Note -

This flat is owned by a staff member of this firm.

### Services

Mains Electricity, Water and Drainage. Fibre optic broadband.

Council Tax Band 'A'.

### Directions

Mains Electricity, Water & Drainage. Telephone subject to

Transfer regulations.

Council Tax Band A.

## Directions

From Morgan and Davies office proceed to town square, opposite Boots the chemist and turn left. Proceed down this road and take the 2nd left hand turning onto Oxford Street. The property will then be seen immediately on the left hand side with street parking.

