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**RICS**



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*Attention Investors/Business opportunity. Aberaeron. West Wales.*



**6 Water Street, Aberaeron, Ceredigion. SA46 0DG.**

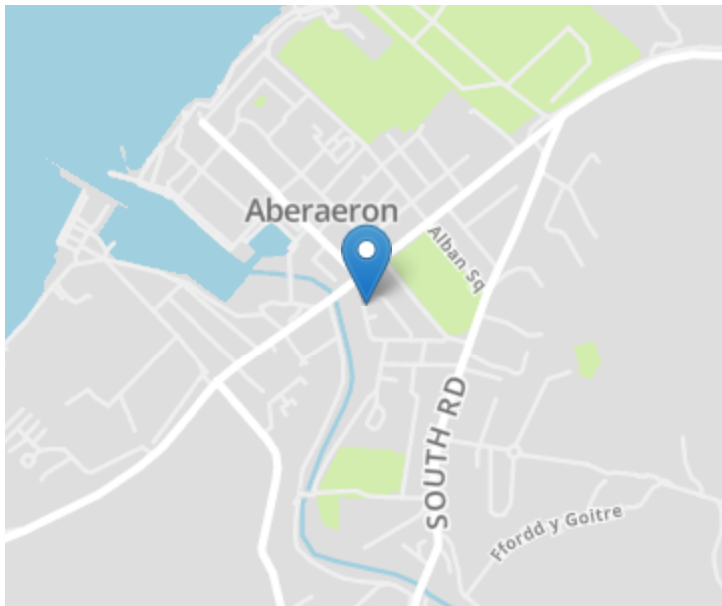
**C/2283/RD**

**£225,000**

**\*\* Attention Investors \*\* Potential business opportunity \*\* 450 sq ft Ground floor retail with 2 bedroom flat over \*\* Aberaeron town centre \*\* Walking distance to amenities \*\***

**\*\* MUST BE VIEWED TO BE APPRECIATED \*\***

The property is situated within the Georgian harbour town of Aberaeron with its excellent level of local amenities and services including primary and secondary schools, community health centre, excellent leisure facilities, traditional high street offerings, local cafes, bars, restaurants and good public transport connectivity. The university town of Aberystwyth is less than 30 minutes drive to the north.



## GROUND FLOOR

### Retail Area

25' 0" x 18' 0" (7.62m x 5.49m) (Total 450 sq. ft.) accessed via glass door with feature 12'6" wide display window to front, tongue and groove panelling to walls, timber flooring, multiple sockets, additional window to front, serving counter with BT/Wi-Fi connection, side storage area, access to:



### Side WC

12' 9" x 8' 6" (3.89m x 2.59m) WC, single wash hand basin.

## 2 BED APARTMENT

### First Floor

Accessed via uPVC glass door, side shelving and stairs to

### Landing

With storage cupboard.

### Shower Room

4' 8" x 8' 9" (1.42m x 2.67m) with enclosed corner shower, single wash hand basin, WC, side window, part tongue and groove panelling and tiled walls, oak effect flooring, washing machine connection point.



### Open Plan Lounge/Kitchen Area

9' 7" x 15' 1" (2.92m x 4.60m) being 'L' shaped with windows to front, wood effect flooring, window to rear, multiple sockets. Kitchen area with a range of base and wall units, wood effect worktop, space for electric cooker, sink and drainer, side oven space, tiled splash back,



### Bedroom 1

11' 1" x 7' 7" (3.38m x 2.31m) double bedroom, window to front, multiple sockets, heater.



### Bedroom 2

10' 10" x 7' 4" (3.30m x 2.24m) double bedroom, window to rear, multiple sockets, heater.





## EXTERNALLY

### To the Front

The property enjoys immediate footpath access onto Water Street.



## MONEY LAUNDERING REGULATIONS

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.

Tenure : Freehold

Council Tax Band : A (Ceredigion County Council)

### Directions

From Morgan and Davies turn right towards Bridge Street. Cross over Bridge Street and down by the side of Boots the Chemist and continue for approximately 50 yards and the property located on the left hand side.