

Spacious 2 bedroom ground floor apartment set within town centre. Walking distance to amenities and harbour. Aberaeron. OVERLOOKING INNER HARBOUR.



Ground Floor Flat 1, 12 Market Street, Aberaeron, Ceredigion. SA46 0AU.

£198,500

R/4338/RD

**** Attention 1st time buyers ** Attention investors ** Spacious 2 bed ground floor apartment ** Private rear garden ** Cellar ** Walking distance to town amenities and harbour ** Nearby on-street parking ** Ideal for those seeking to downsize ** Deceptively spacious accommodation ** Private enclosed garden area ** A great opportunity to secure an affordable home within this popular and famous Georgian town ****

The property is located in a level town centre location in a popular residential locality overlooking the inner harbour and within an easy walking distance of a comprehensive range of shopping and schooling facilities. Aberaeron lies alongside the main A487 coast road, on a bus route, almost equi distant from Aberystwyth to the north and Cardigan to the south and within some 15 miles of the University town of Lampeter.



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GENERAL

The property comprises of a ground floor apartment being part of a three-storey imposing Georgian listed town property. Believed to have been converted from residential dwelling house to three apartments around 1989.

Built of solid masonry construction under a slated roof. The premises are single fronted.

The property is subject to a 999 year lease from the 22nd March 1989. The ground rent payable is £25 per annum.

The communal hallway provides access to all 3 flats but also separate access into the cellar which is owned by Flat 1.

Entrance Hall

Solid front entrance door to communal entrance hall, door through to:



Open Plan Living/Kitchen/Dining Room

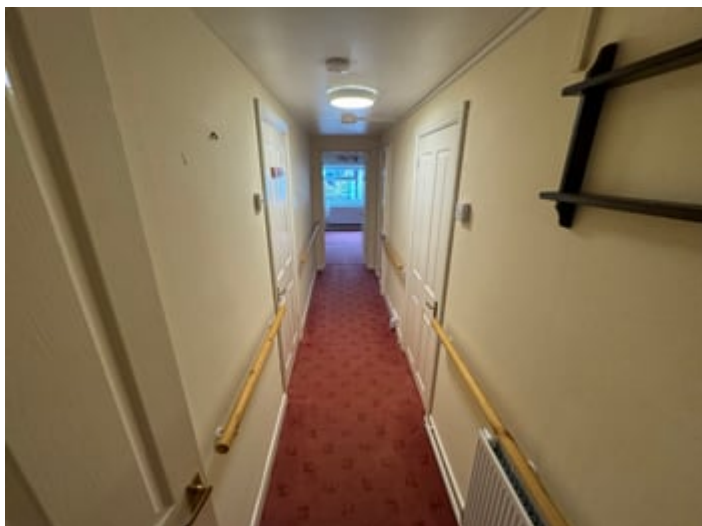
27' 3" x 11' 5" (8.31m x 3.48m) into front bay window which overlooks the inner harbour, a fireplace with tiled and wood surround, fitted range of base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, integrated fridge freezer, Hotpoint automatic washing machine and dishwasher, Hotpoint ceramic hobs and a Bosch oven with cooker hood. Part tiled walls, dado rail, 2 original built in half glazed cupboards, central heating radiator.





Rear Hallway

17' in length with central heating radiator, built in airing cupboard and cloak cupboard.



Shower Room

11' 2" x 4' 2" (3.40m x 1.27m) with wash hand basin, low level flush toilet, disabled friendly shower with a Triton shower unit, central heating radiator.



Rear Double Bedroom 1

11' 4" x 10' 2" (3.45m x 3.10m) with central heating radiator, rear aspect window.



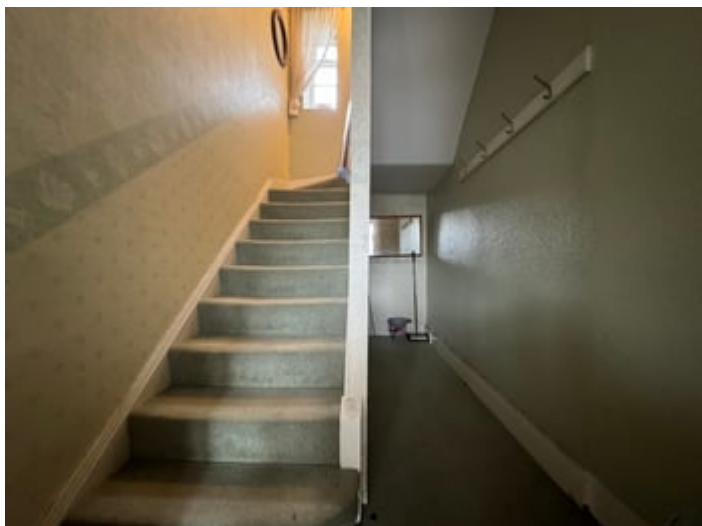
Rear Bedroom 2 (or 2nd sitting room)

11' 9" x 6' 5" (3.58m x 1.96m) with central heating radiator, rear exterior door.



Cellar

With access from the understairs cupboard in the communal entrance hall - a useful storage space with good headroom.



EXTERNALLY

Street frontage. To the rear a private walled in garden/patio/sitting out area. Oil storage tank and Worcester external central heating boiler.



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

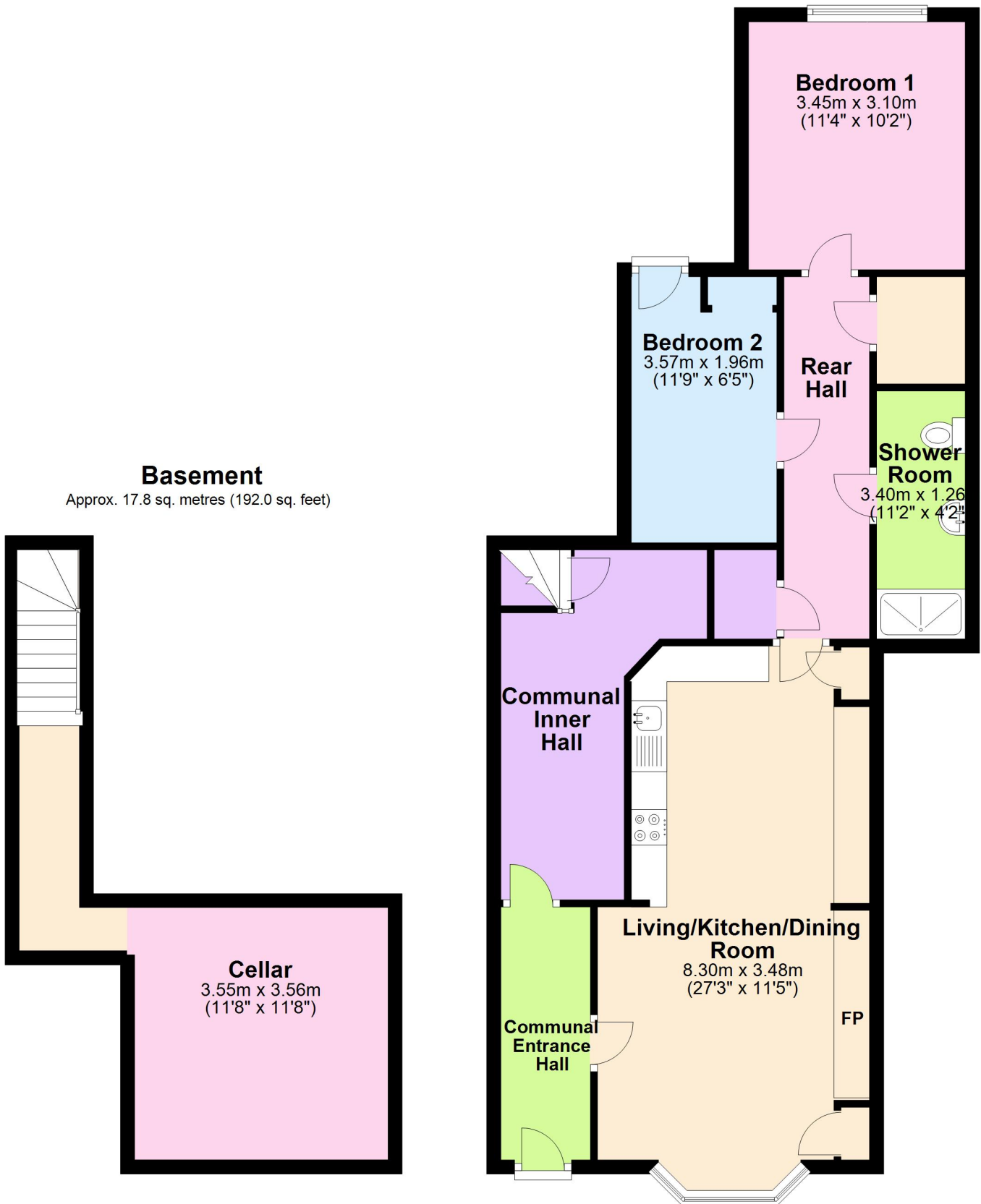
The property benefits from mains water, electricity and drainage. Oil fired central heating.

Tenure - Leasehold.

Council tax band C.

Ground Floor

Approx. 74.1 sq. metres (797.3 sq. feet)



Basement

Approx. 17.8 sq. metres (192.0 sq. feet)

Total area: approx. 91.9 sq. metres (989.3 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Ground Floor Flat, 12 Market Street, Aberaeron

MATERIAL INFORMATION

Council Tax: Band C

Council Tax: Rate 1203

Parking Types: None.

Heating Sources: Oil.

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: D (57)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

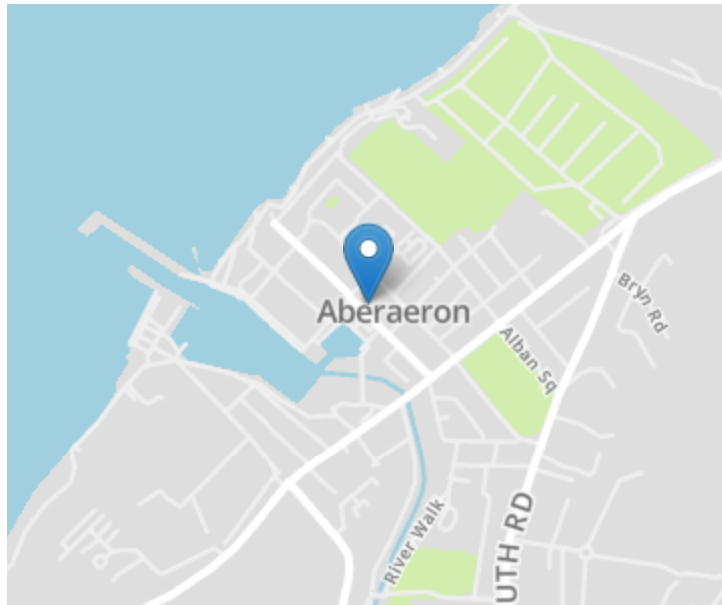
Any risk of coastal erosion? No

Is the property listed? Yes

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



Directions

From Morgan and Davies office head left onto Market Street and continue past Y Seler and New Celtic restaurant and the property is located on the right hand side opposite Pwll Cam car park.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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