

*Delightful, deceptively spacious 3 Bed Town House. Near to the harbour and sea front within the Georgian Coastal town of Aberaeron - West Wales.*



**Llyseinon, Ship Street, Aberaeron, Ceredigion. SA46 0BS.**

**£269,950**

**Ref R/2781/DD**

**\*\*Period 3 Bed Cottage\*\***An end of terrace corner property**\*\*Deceptively well proportioned accommodation\*\***3 Bedrooms**\*\*Central Heating\*\*Double Glazing\*\*Walled in Garden\*\*Garden Summer House/Studio/Home Office\*\***Close to harbour and sea front**\*\*A level walking distance of a comprehensive range of shopping and schooling facilities\*\***

The accommodation provides Ent Hall, Living Room, Kitchen/Dining Room. To the First Floor - 3 Bedrooms, Bathroom and wc. Side pedestrian gateway leads to rear walled in garden. Purpose Built Garden Summer House.

Aberaeron lies alongside the main A487 coast road 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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## GROUND FLOOR

### Entrance Hall



With upvc double glazed entrance door.

### Front Living Room



13' 9" x 12' 1" (4.19m x 3.68m) with shelved alcoves, fitted book shelves, front aspect window, 8' wide archway leads through to –

### Rear Kitchen/Dining Room







15' 8" x 15' 2" (4.78m x 4.62m) with a range of base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, slot in oven, appliance space with plumbing for an automatic washing machine, central heating radiator. Understairs storage cupboard. Large rear aspect window overlooking garden. Rear exterior door.

## FIRST FLOOR

### Central Landing



Approached via staircase from the Entrance Hall, with wall

fitted book shelves, built in airing cupboard with central heating radiator.

### Front Double Bedroom 1



13' 7" x 12' 3" (4.14m x 3.73m) with built in wardrobes, front aspect window, central heating radiator.

### Rear Bathroom



7' 6" x 5' 8" (2.29m x 1.73m) with a coloured suite providing a panelled bath with shower over, pedestal wash hand basin and toilet, central heating radiator.



### Rear Bedroom 2



7' 5" x 8' 3" (2.26m x 2.51m) with central heating radiator, rear aspect window overlooking garden.

### Rear Bedroom 3

10' 2" x 7' 7" (3.10m x 2.31m) with central heating radiator and rear aspect window.



## EXTERNALLY

### To the Front



The property has street frontage on two sides. A pedestrian gateway leads to a -

### The Rear

A rear walled in private garden mainly providing shrubs, flowers and ornamental bushes. A pathways leads to a -





**Purpose Built Summer House/Studio (or ideal Home Office)**



10' 6" x 10' 5" (3.20m x 3.17m) insulated and with sealed double glazed windows and French doors to front.

Walled in oil storage tank.

## 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

Mains Electricity, Water and Drainage. Outside Warmflow oil fired central heating boiler. Telephone subject to transfer regulations.

Council Tax Band D - Ceredigion County Council.



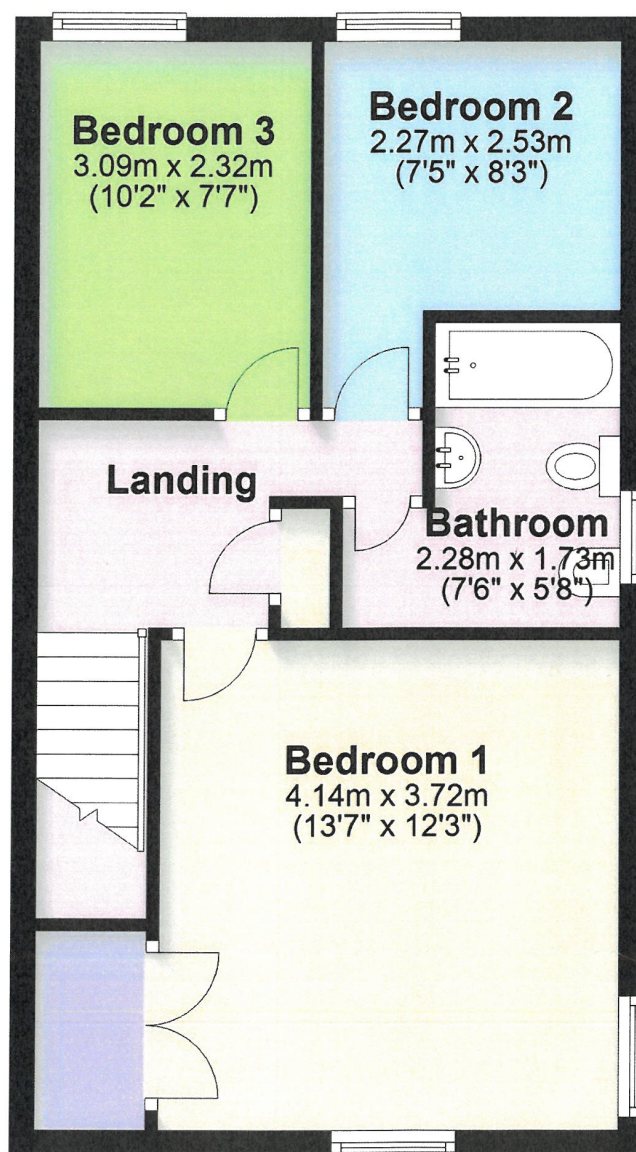
## Ground Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



## First Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



**Total area: approx. 86.5 sq. metres (931.6 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.

**Llyseinon, Ship Street, Aberaeron**

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (53)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

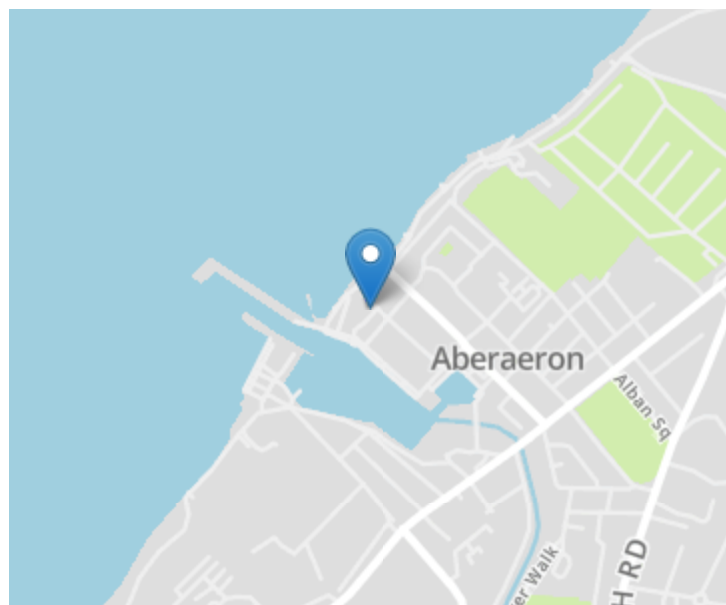
**Any risk of coastal erosion?** No

**Is the property listed?** No

**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 proceed towards the sea front. You will see a chapel on the right hand side as you enter Tabernacle Street. At the end of the street turn 1st left. Carry on for 50 yards and you will see the property as a corner property on the right hand side identified by the Agents for sale board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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