

Deceptively spacious 3 bed end of terrace property. Georgian Harbour town of Aberaeron - West Wales.



17 Oxford Street, Aberaeron, Ceredigion. SA46 0JB.

£295,000

Ref R/4334/ID

****A most pleasant and deceptively spacious 3 bed end of terrace property**** Located in the popular Georgian Harbour town of Aberaeron**Level walking distance to all town amenities, harbour and beach**Walled in south facing rear garden**Double Glazing and Central Heating throughout**Would make a lovely family home**

The accommodation provides -Side Ent Hall, Front Office/Study, Shower Room, Lounge, Kitchen/Diner, Utility Room. First Floor - 3 Double Bedrooms.

The property is located within the popular Georgian harbour town of Aberaeron on Cardigan Bay, a level close walking distance of a comprehensive range of shopping and schooling facilities, harbour and sea front and 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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GROUND FLOOR

Side Entrance Hall

11' 7" x 6' 0" (3.53m x 1.83m) with central heating radiator stair rising to first floor.



Cloak Room

With enclosed shower unit with electric shower above, low level flush WC, pedestal wash hand basin.



Front Sitting Room

12' 0" x 9' 7" (3.66m x 2.92m) with front aspect window, central heating radiator.



Rear Lounge/Dining Room

22' 2" x 11' 9" (6.76m x 3.58m) with front aspect windows, 2 central heating radiators, fireplace currently housing an LPG Gas Real flame fire with Granite and wood surround.





Rear Breakfast Room

13' 5" x 12' 9" (4.09m x 3.89m) with central heating radiator, rear aspect window, built in cupboard housing the wall mounted LPG Gas central heating boiler.



Galley Kitchen

9' 3" x 6' 0" (2.82m x 1.83m) with a stainless-steel single drainer sink unit h&c, appliance space with plumbing for automatic washing machine, fitted base cupboards and wall cupboards, integrated oven and hobs with cooker hood over.



Rear Conservatory

14' 3" x 7' 7" (4.34m x 2.31m) in upvc double glazing with exposed timber floors.



FIRST FLOOR

Central Landing

Approached via staircase from the Entrance Hall. With built in airing cupboard with central heating radiator.

Front Double Bedroom 1

12' 8" x 11' 6" (3.86m x 3.51m) with front and side windows with an aspect towards the sea, central heating radiator, built in cupboards.



Front Double Bedroom 2

12' 7" x 12' 1" (3.84m x 3.68m) with front aspect windows, central heating radiator, built in wardrobes.



Rear Bedroom 3

9' 0" x 7' 9" (2.74m x 2.36m) with rear aspect window and central heating radiator.



Bathroom

6' 1" x 6' 0" (1.85m x 1.83m) with a white suite. Provides a panelled bath with shower over, wash hand basin, central heating radiator.



SEPERATE W.C.

With low level flush toilet.



EXTERNALLY

To the Front

The property is contained within walled boundaries having a front forecourt area and side garden.





To the Rear

At the rear is a reasonably sized south facing garden and large paved patio area. Cedarwood Garden shed. Gazebo.

Pedestrian access to rear lane (potential for vehicular access – stc).



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.

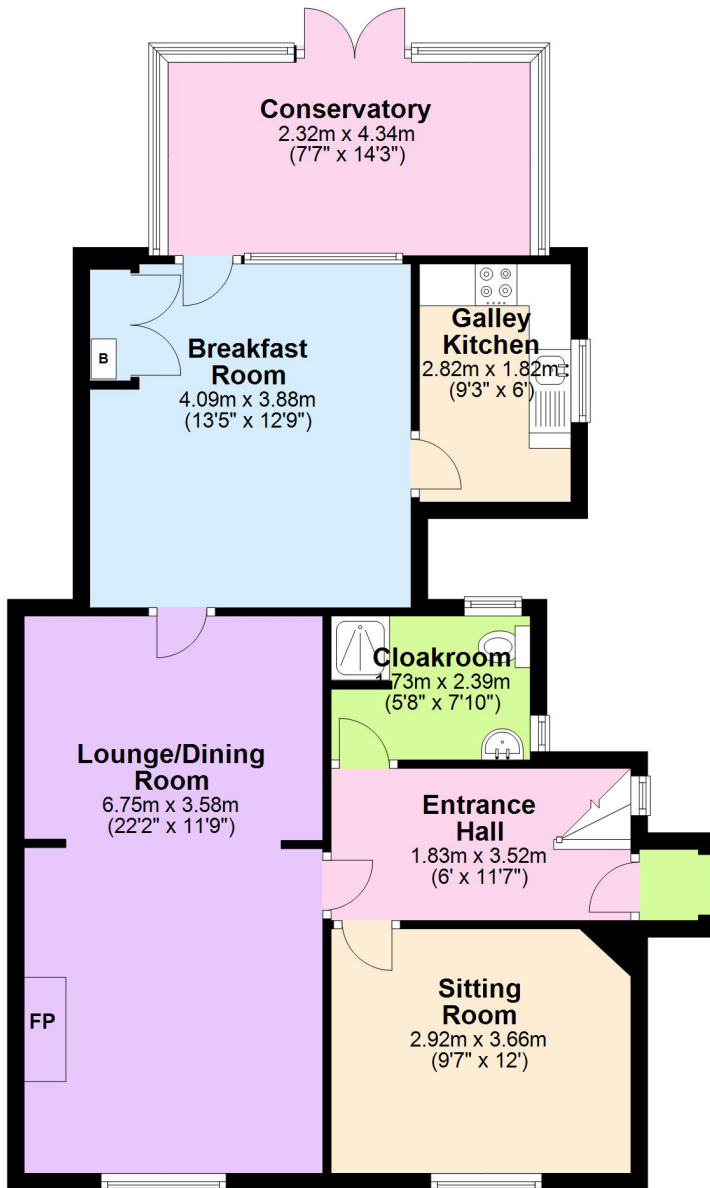
Services

We are advised that the property benefits from Mains Electricity, Water and Drainage. LPG Gas fired central heating.

Council Tax Band - E (Ceredigion County Council).

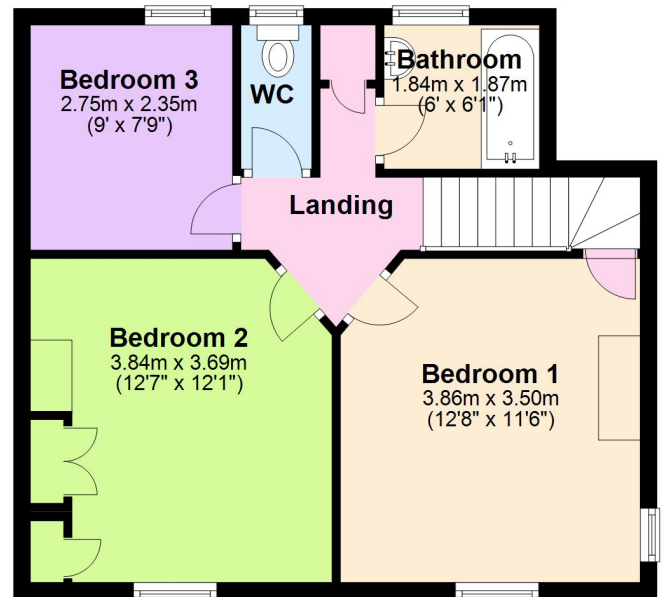
Ground Floor

Approx. 79.8 sq. metres (858.6 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.9 sq. feet)



Total area: approx. 126.5 sq. metres (1361.5 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.

17 Oxford Street, Aberaeron



Directions

From Morgan & Davies office proceed to town square opposite Boots the chemist and turn left. Proceed down this road and take the 2nd left hand turning into Oxford Street. You will see this property as the last corner property on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E	41	
(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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