

Regulated by:



RICS



Since 1989

Iconic Aberaeron Townhouse. Prominent location overlooking the Harbour and Cardigan Bay.



1 Awelon, Greenland Terrace, Aberaeron, Ceredigion. SA46 0ER.

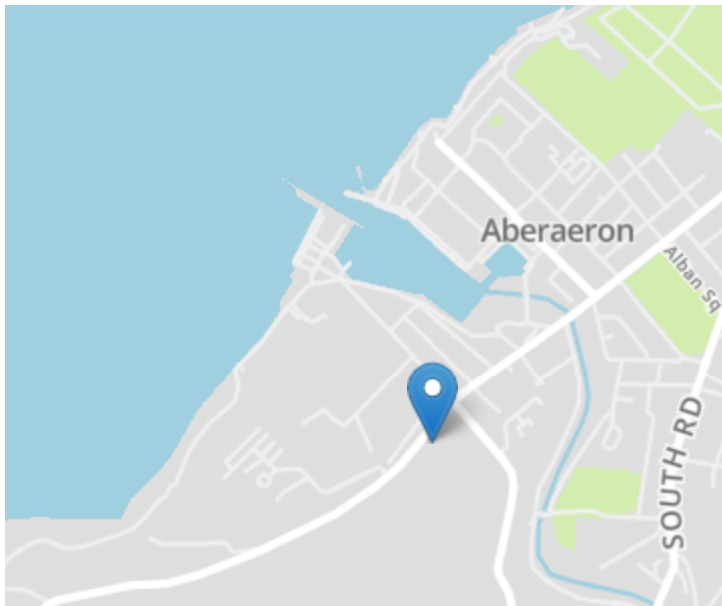
R/3129/RD

£515,000

****Detached property** Described as an End of Terrace Pavilion** 2 storey with open plan basement** 4/5 Bedroom dwelling** Private walled rear Garden** Prominent End of Terrace property** Grade II Listed** Quality accommodation and fixtures and fittings ** Commanding period residence in Aberaeron town centre** A comfortable and well proportioned dwelling within walking distance to town centre, beach and harbour ****

****A truly great opportunity within this favoured town****

The property is situated within Aberaeron being walking distance to local primary school and secondary school, health centre, local cafes, bars, restaurants, shops, harbourside and with excellent public transport connectivity. The larger towns of Cardigan and Aberystwyth are equidistance 30 minutes drive from the property with a wider range of national and local retailers, university, hospitals etc.



GENERAL.

An outstanding period townhouse set in an elevated position overlooking Cardigan Bay.

The building has been refurbished over the years to provide high quality but comfortable accommodation with well proportioned Bedrooms and high ceilings allowing excellent natural light and views over the harbour towards Cardigan Bay. The dwelling boasts a large private, walled rear garden with a mixture of areas laid to lawn and patio.

A truly impressive property. An opportunity that does not come often to secure a substantial residence within the town centre.

Ground Floor

Entrance Hallway

via Front Porch with projecting pediment Porch with 4 tapered columns and fan light over.



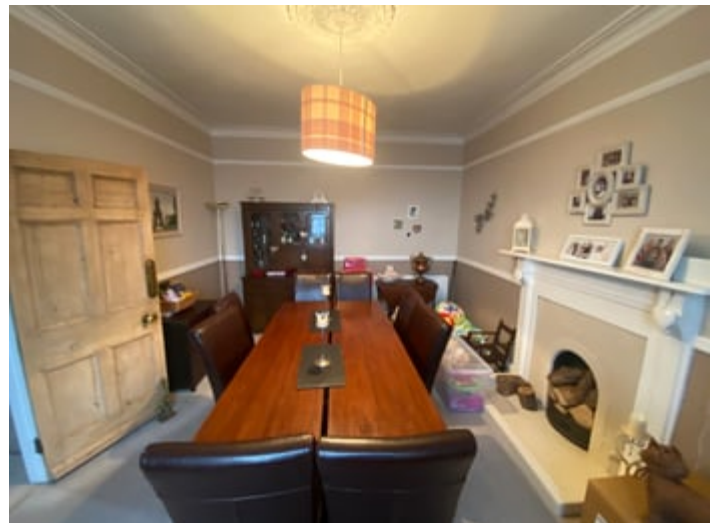
Hallway

6' 0" x 18' 2" (1.83m x 5.54m) Accessed via original painted hardwood door with fanlight over, understairs cupboard, dado rail, radiator.



Dining Room

11' 9" x 16' 0" (3.58m x 4.88m) with sash window to front enjoying views over Cardigan Bay, picture rail/dado rail, period fireplace, radiator, multiple sockets, built in alcove cupboard, decorative cornices.





Lounge

13' 5" x 16' 5" (4.09m x 5.00m) with dual aspect windows to front and side enjoying views towards Cardigan Bay, picture rail, alcove cupboard with glass top, multiple sockets, radiator, TV point.



Kitchen

12' 4" x 12' 8" (3.76m x 3.86m) Custom made oak kitchen base and wall units, granite worktop, dual aspect windows to rear and side, fitted cupboard, fitted dishwasher, Electrolux oven and grill, ceramic hobs with extractor over, 1½ fitted stainless steel sink and granite drainer, fitted fridge, kitchen island and breakfast bar, spotlights to ceiling, tiled flooring, side cupboard housing Worcester Gainsborough boiler.





Rear Sitting Room

15' 9" x 18' 5" (4.80m x 5.61m) (Max) with dual aspect windows to rear and side, stone fireplace with new ACR Woodpecker WP5 multi fuel burner on slate hearth, 2 x radiator, multiple sockets, TV point, alcove with built in cupboards.



Rear Staircase

with access to First Floor Landing at the rear end of the house and side door into:

Utility Room



16' 4" x 9' 7" (4.98m x 2.92m) with a range of base and wall units, dual aspect windows to both sides, rear door to Garden, washing machine connection point, wood effect vinyl flooring, stainless steel sink and drainer with mixer tap, part tiled walls.

Lower Ground Floor

Cellar

Room 1

9' 5" x 16' 0" (2.87m x 4.88m) with original slate stone flooring and slate shelving.

Room 2

26' 2" x 16' 1" (7.98m x 4.90m) with 6'7" standing height, front window, original ceiling timbers, stone walls, access to:

Side Storage Room

with external door.



First Floor

Landing

via original staircase with split level landing with access to Loft and front Landing area providing:

Front Bedroom 1

13' 8" x 16' 2" (4.17m x 4.93m) Double Bedroom, dual aspect windows to front and side with views over the town, the harbour and Cardigan Bay, picture rail, period ornamental fireplace, radiator, multiple sockets.



Front Bedroom 2

10' 1" x 6' 3" (3.07m x 1.91m) with window to front with views, radiator, multiple sockets, picture rail.



Front Bedroom 3

12' 2" x 16' 0" (3.71m x 4.88m) Double Bedroom, window to front enjoying views towards Cardigan Bay, period ornamental fireplace, multiple sockets, radiator, picture rail, TV point.



Rear Landing Area

providing access to:



Rear Bedroom 4

12' 0" x 15' 9" (3.66m x 4.80m) Double Bedroom, radiator, aspect windows to front and side enjoying views over the church and Cardigan Bay, multiple sockets, covered fireplace.

Bedroom 5 / Office

12' 5" x 7' 0" (3.78m x 2.13m) currently used as office space, side window, radiator, multiple sockets.

Bathroom

12' 7" x 12' 5" (3.84m x 3.78m) Large comfortable family Bathroom with original cast iron roll top bath, tiled 1200mm shower unit with multiple head, radiator and heated towel rail, dual aspect windows to side and rear overlooking Garden, single wash hand basin, WC, airing cupboard.





EXTERNALLY

To front

The property is accessed from the adjoining footpath with on street parking, rubble garden wall with gate peels and peri middle coping stones with pineapple finials, iron gate and railings with slate steps leading to the front Porch area and enjoying an elevated position overlooking the harbour and Cardigan Bay.



To the rear

is an enclosed walled Garden divided into two areas laid to lawn and attractive patio area ideal for entertaining. Side footpath leads to the front of the property.



Please note that the property is Detached Grade II listed.

TENURE

We are informed the property is of Freehold Tenure and will be vacant on completion.

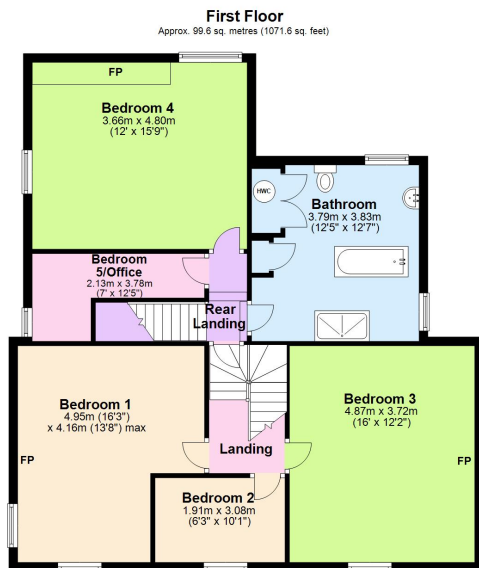
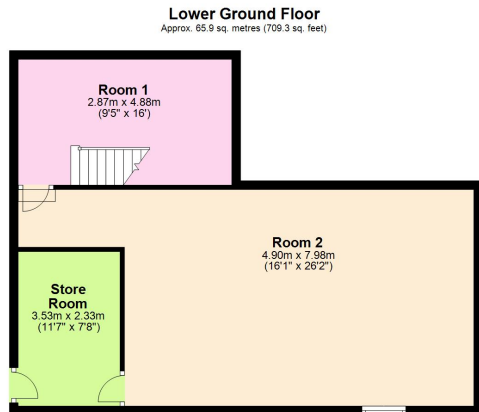
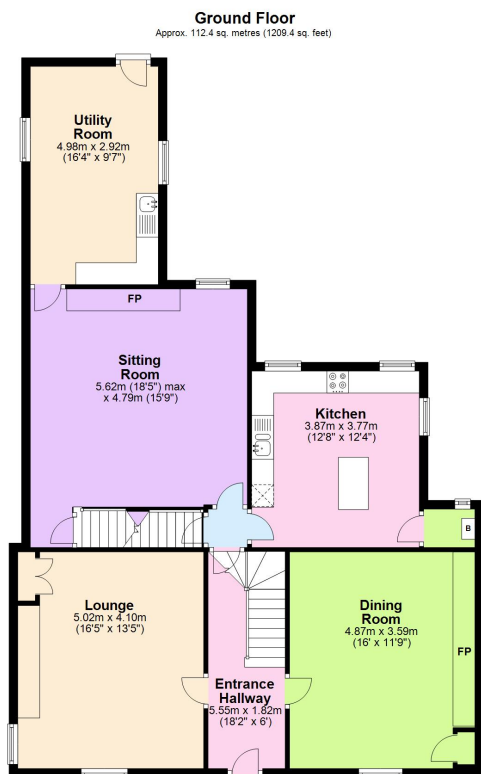
Services

We are advised that the property benefits from mains water, electricity and drainage. Oil central heating.

Council Tax Band F

Directions

From Morgan and Davies on Market Street proceed to the end of the street onto Bridge Street taking the right hand exit along the A487. Heading up out of the town passing the church on your left hand side and the property is located on the corner of Panteg Road as identified by the Agents for Sale board.



Total area: approx. 277.8 sq. metres (2990.4 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.