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RICS



Since 1989

Substantial 3-4 Bed Town House. Georgian town of Aberaeron on Cardigan Bay - West Wales.



Aeronfa, 7 Victoria Street, Aberaeron, Ceredigion. SA46 0DA.

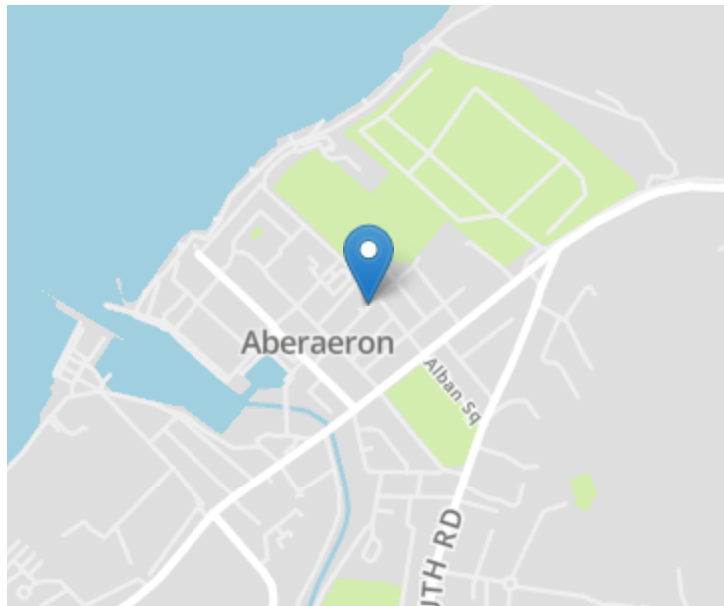
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£349,000

****Substantial double fronted 3-4 Bed Semi detached Town House**Typical Georgian style facade**Large Rear Garden**Benefiting from parking and garage**Easy level walk to harbour, sea front and comprehensive range of shopping and schooling facilities**Oil fired central heating**Detached garage and private parking**AN OPPORTUNITY NOT TO BE MISSED****

The Accommodation provides - Ent Hall, Front Sitting Room, Dining Room, Utility Room, Kitchen, Useful Cellar area. To the First Floor - 3 Double Bedrooms, 1 Single Bedroom, Bathroom and separate w.c.

The property fronts onto Victoria Street, a very popular residential locality within this favoured Georgian harbour town of Aberaeron on Cardigan Bay. The property is within an easy walk of an array of shops, public houses, eating houses and schooling facilities. Aberaeron lies alongside the main A487 coast road, almost equi distance from Aberystwyth to the north and Cardigan to the south. Within some 13 miles of the University town of Lampeter.



GENERAL

Aeronfa offers a traditional GRADE II Listed double fronted town house with spacious 3-4 bed accommodation. Is in need of some modernisation, however benefits from part double glazing and oil fired central heating.

GROUND FLOOR

Entrance Hall



14' 4" x 5' 6" (4.37m x 1.68m) via hardwood door with glazed window, central heating radiator, stairs to first floor. Door into -

Rear Hallway

With glazed external door to rear.

Dining Room

10' 6" x 12' 8" (3.20m x 3.86m) with double glazed window to front, central heating radiator, wall lights.



Sitting Room

12' 8" x 12' 1" (3.86m x 3.68m) into alcove. A spacious room with double glazed window to front, central heating radiator, electric fireplace with reconstructed stone surround and TV plinth, wall lights.





Rear Kitchen

10' 2" x 12' 7" (3.10m x 3.84m) with a range of fitted base and wall cupboard units with Formica working surfaces above, 'Neff' eye level double oven and grill, 4 ring electric hob with cooker hood, stainless steel single drainer sink, window overlooking rear garden, oil fired Worcester boiler, tiled splash back, tiled floor.



Utility Room

13' 8" x 7' 9" (4.17m x 2.36m) with fitted base and wall cupboard unit, 1½ stainless steel drainer sink, window to rear, tiled flooring. Door into -



Cellar

13' 7" x 10' 8" (4.14m x 3.25m) with 5'6" head space with slate steps leading down from the utility. A great storage area.

FIRST FLOOR

Split Level Landing



11' 2" x 5' 7" (3.40m x 1.70m) with access hatch to Loft, door into airing cupboard housing hot water tank.

Rear Bathroom

8' 8" x 10' 1" (2.64m x 3.07m) with turquoise coloured suite comprising of a panelled bath with mixer tap and shower head, pedestal wash hand basin, enclosed double shower unit with MX electric shower above, pvc lined boards, frosted window to rear, half tiled walls, central heating radiator.



Separate W.C.

3' 0" x 5' 3" (0.91m x 1.60m) with low level flush w.c. frosted window to rear, extractor fan.



Rear Double Bedroom 1

12' 9" x 9' 8" (3.89m x 2.95m) with window to rear overlooking the school playing fields and towards the sea. Built in cupboard unit, central heating radiator. Built in dressing table.





Front Bedroom 3

12' 9" x 11' 0" (3.89m x 3.35m) with double glazed window to front, central heating radiator, wall lights.



Front Double Bedroom 2

12' 9" x 11' 3" (3.89m x 3.43m) with double glazed windows to front, central heating radiator, wall lights.



Front Box Room/Single Bedroom 4



7' 6" x 6' 3" (2.29m x 1.91m) double glazed window to front.

EXTERNALLY

To the Rear

A large low maintenance enclosed garden area, mostly laid to concrete with double gates leading to concrete parking area with space for 2-3 cars.

10' x 16' Greenhouse. Vegetable patch, shrub beds, patio area laid to slabs.

Cedarwood Garden Shed.

Stone built Store.

Pull in parking.





Detached Garage

12' 0" x 24' 2" (3.66m x 7.37m) with electric up and over door, electricity connected. Work benches. Double glazed window to rear and side, exterior door.



To the Front

Street frontage to Victoria Street.



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. Oil Fired central heating. Part double glazing.

Council Tax Band E (Ceredigion County Council).

Directions

From Morgan and Davies office on Market Street, proceed down the street passing Y Seler Bar/Restaurant on the left hand side then the Celtic restaurant. Turn right immediately

opposite onto Victoria Street. The property is towards the end of the street on the left hand side identified by the Agents For Sale board.