

*Substantial 4 bed family home. Aberaeron Town Centre, Cardigan Bay, West Wales.*



**Teglwyn House, 28 North Road, Aberaeron, Ceredigion. SA46 0JG.**

**£360,000**

**Ref R/3112/DD**

**\*\*A Substantial Georgian Town House\*\*Private off-road Parking\*\*Rear Garden Area\*\*Unusual and Rare opportunity in Aberaeron\*\*Spacious Grade II Listed 4 Bed (2 bath) House\*\*Level walking distance of a comprehensive range of shopping and schooling facilities, harbour and sea front\*\***

The property is situated within the Georgian Town of Aberaeron strategically located alongside the main A487 West Wales coast road. The town offers a wealth of local facilities and services including primary and secondary schools, leisure facilities, community health centre, traditional high street offerings, great public transport connectivity, renowned local cafe's bars and restaurants, all within walking distance of the property. Aberaeron lies almost equi distant 2-30 minutes drive from the University town of Aberystwyth to the North and Cardigan to the South and within some 15 miles of the University town of Lampeter to the east.



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**ABERAERON**  
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Ceredigion, SA46 0AS  
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aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
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Carmarthenshire, SA31 3AD  
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carmarthen@morgananddavies.co.uk

## GENERAL

A great opportunity to secure a rare property within this famous town.

The house offers substantial 4 bed accommodation with 2 bathrooms and great standard of living accommodation.

Situated along one of the main terraces within Aberaeron the property is ideally positioned for easy access to local shops and restaurants as well as the community health centre and chemists. Primary and secondary schools are a short walking distance from the property.

The property fronts onto North Road and enjoys vehicular access from a rear service lane to an off-road, private parking area within the property boundaries.

## THE ACCOMMODATION

### Entrance Hall

15' 4" x 5' 5" (4.67m x 1.65m) with central heating radiator, solid panelled entrance door with circular fan light over.



### Front Reception Room 1

14' 5" x 11' 5" (4.39m x 3.48m) With an open fireplace having an LPG insert gas fire with sandstone surround, built in glazed cupboard at side, central heating radiator, front aspect window and picture rail.







### Front Reception Room 2

14' 5" x 12' 0" (4.39m x 3.66m) with an open fireplace having an LPG insert gas fire with granite tiled surround and matching hearth, arched alcoves to both sides, central heating radiator, dado rail, picture rail, front aspect window and double doors through to dining area.



### Rear Kitchen/Dining Room

30' 5" x 9' 0" (9.27m x 2.74m) the dining area has a built in cupboard housing the Worcester Heatslave oil fired combi boiler with louvre doors, dado rail, central heating radiator.

The Kitchen area has a wide fitted range of base and wall cupboard units with Formica working surfaces, 1½ bowl single drainer sink unit with mixer taps, integrated Neff double oven, and Neff hobs with integrated deep fat fryer at side, integrated freezer. Fridge. Indesit dishwasher, integrated Hotpoint automatic washing machine, part tiled walls, tiled floor. French doors to -







### Rear Conservatory

25' 0" x 8' 1" (7.62m x 2.46m) with tiled floor. 2 central heating radiators, French doors to rear.





### Cellar

14' 0" x 12' 0" (4.27m x 3.66m) Approached via staircase from the Kitchen/Dining Room with headroom 5'5".

## FIRST FLOOR

### Split Level Half Landing

With built in airing cupboard with central heating radiator.



### Front Landing

With access to insulated and partly boarded Loft.

### Front Double Bedroom 1

14' 3" x 10' 2" (4.34m x 3.10m) with front aspect window, central heating radiator, fitted range of wardrobes, with matching dressing table and bedside cabinets, central heating radiator.

Steps down to -



### En Suite Bathroom

9' 6" x 8' 6" (2.90m x 2.59m) which provides a panelled bath, a corner shower cubicle, wash hand basin and toilet, half tiled walls, central heating radiator.





### Front Double Bedroom 2

14' 4" x 11' 5" (4.37m x 3.48m) with front aspect window, central heating radiator, built in cupboard.



### Front Single Bedroom 3 /Study

7' 6" x 7' 0" (2.29m x 2.13m) with central heating radiator and front aspect window.



### Rear Double Bedroom 4

12' 9" x 10' 0" (3.89m x 3.05m) with central heating radiator, rear aspect window.



### Bathroom

8' 0" x 5' 5" (2.44m x 1.65m) providing a panelled bath with shower fitting and folding shower screen, pedestal wash hand



basin with mirror over, shaver light and point. Low level flush toilet, tiled walls, central heating radiator.



## EXTERNALLY

### To the Rear -

To the rear of the house is a walled in large paved patio area with mature flower borders. Cedarwood garden shed. Path leads through to the rear parking space which has a wide vehicular galvanised gated entrance to Darkgate Street.

Concealed 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.

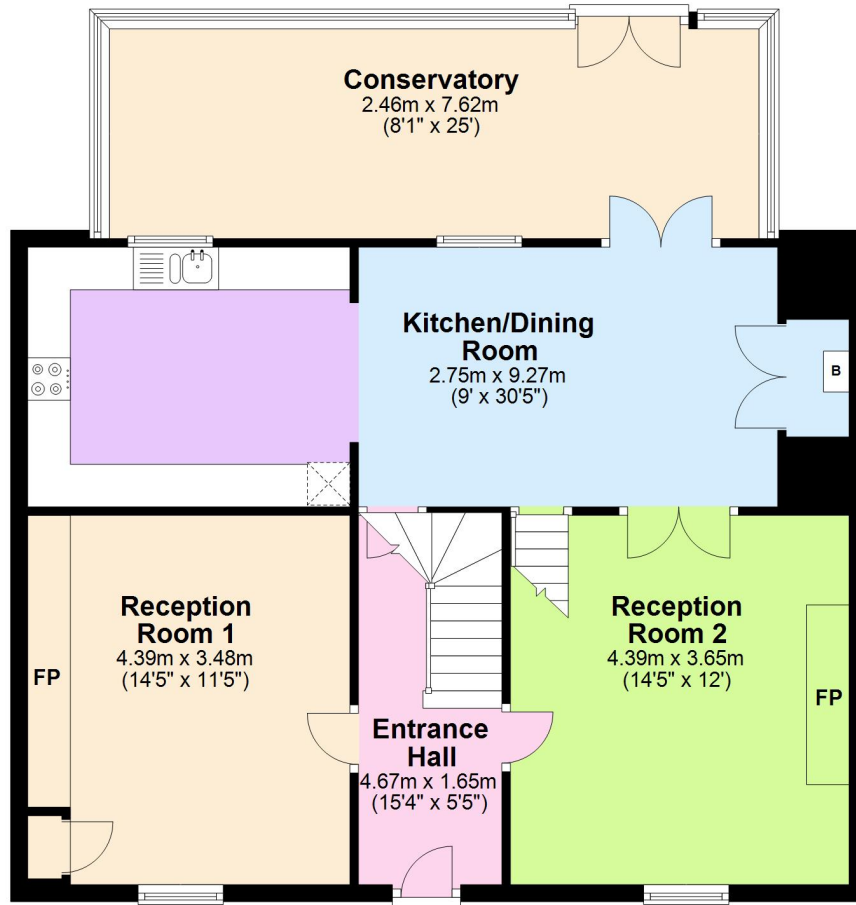
**Services**

Mains Electricity, Water and Drainage. Oil Fired Central Heating.

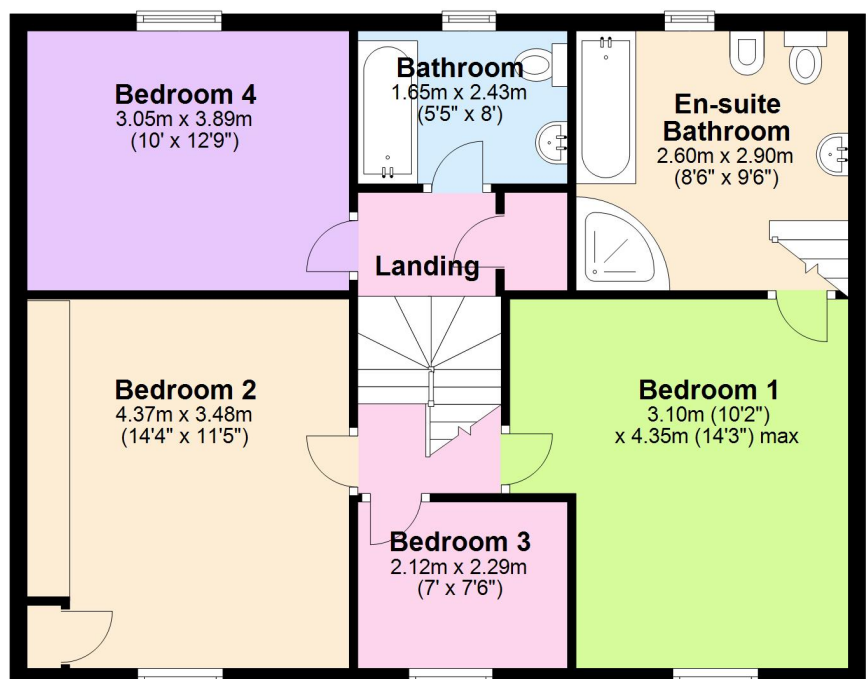
Council Tax - Band E (Ceredigion County Council)



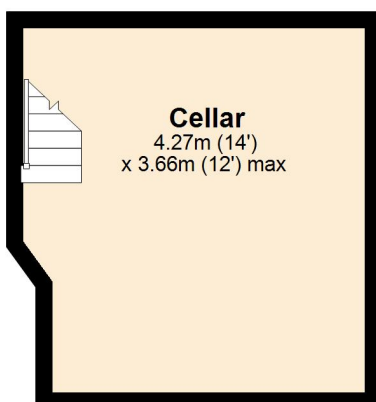
## Ground Floor



## First Floor



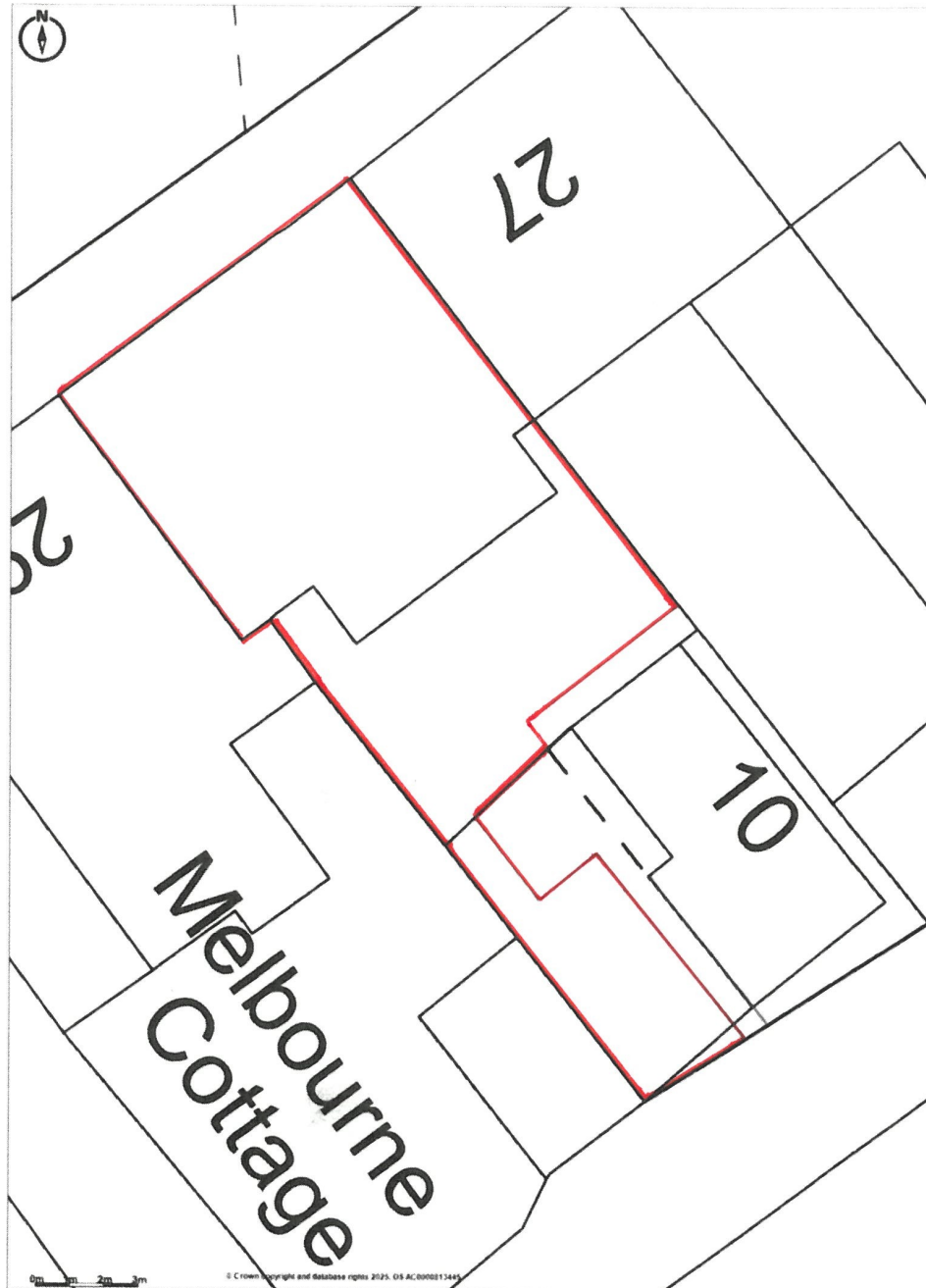
## Basement



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

**Teglwyn, 28 North Road, Aberaeron**

# Teglwyn House



**Promap**  
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Plotted Scale - 1:200. Paper Size - A4



## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Private.

**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:** E (39)

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

**Flooding Sources:**

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

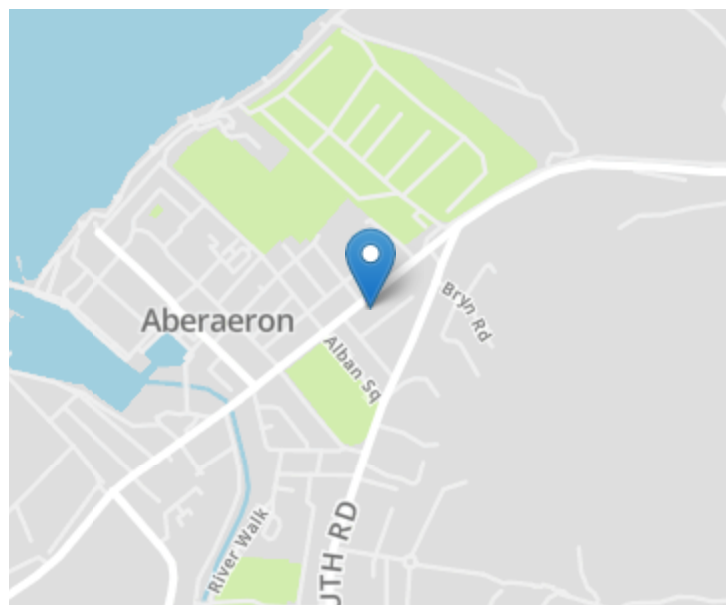
**Any risk of coastal erosion?** No

**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 & Davies office proceed to town square opposite Boots The Chemist turn left. Keep straight ahead passing the town green on the right hand side then you will enter into North Road. You will see this property on the right hand side identified by the Agents For Sale board.

**VIEWING:** Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(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 :

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

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