

*Impressive 2 bedroom town centre property. Aberaeron - Cardigan Bay, West Wales.*



**Tyddyn Aeron, North Road, Aberaeron, Ceredigion. SA46 0JG.**

**£287,000**

**Ref R/5108/RD**

\*\*Attention 1st time buyers\*\*Attention investors\*\*Impressive 2 bed town centre property\*\*Immaculately presented and maintained\*\*Modern fixtures and fittings\*\*Ideal for those seeking town centre living within easy walking distance of amenities\*\*Deceptively spacious accommodation\*\*Under floor heating\*\*Enclosed rear courtyard\*\*High quality kitchen and bathroom\*\*Impressive room proportions\*\*Ideal for those seeking to get onto the housing ladder or those seeking to down size\*\*MUST BE VIEWED TO BE APPRECIATED\*\*

The property is situated within Aberaeron town centre being a close proximity to primary and secondary schools, leisure centre, community health centre, public transport connectivity, traditional high street offerings, renowned local shops, cafes, bars and restaurants. The university towns of Aberystwyth and Lampeter are both within a 30 minutes drive of the property.



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**ABERAERON**  
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## GENERAL

An impressive 2 bedroom property completed within the last 8 years providing an impressive 2 bedroom accommodation across two floors with high quality kitchen and bathroom facilities.

There is under floor heating throughout the ground floor accommodation.

The property enjoys immediate road frontage with rear courtyard with emergency access over third party property is required.

One of the finest and well presented 2 bedroom properties available in Aberaeron in recent times and must be viewed to be appreciated.

The accommodation provides more particularly as follows -

## GROUND FLOOR

### To The front

Accessed via glass panel door with fan light over into -

### Lounge





15' 6" x 16' 3" (4.72m x 4.95m) with high quality wood effect vinyl flooring, under floor heating, window to front, open staircase to first floor. Feature electric fire, multiple sockets, tv point, double glass doors into -

## Kitchen

14' 9" x 19' 5" (4.50m x 5.92m) (max) with an impressive range of high gloss white kitchen base and wall units with oak worktop, induction hobs with extractor over, integrated oven and grill, fitted fridge freezer, fitted dishwasher, plumbing for washing machine, 1½ sink and drainer with mixer tap, under floor heating, sides windows, feature orangery light over, space for dining table, access to understairs cupboard and external door to rear courtyard.





W.C.



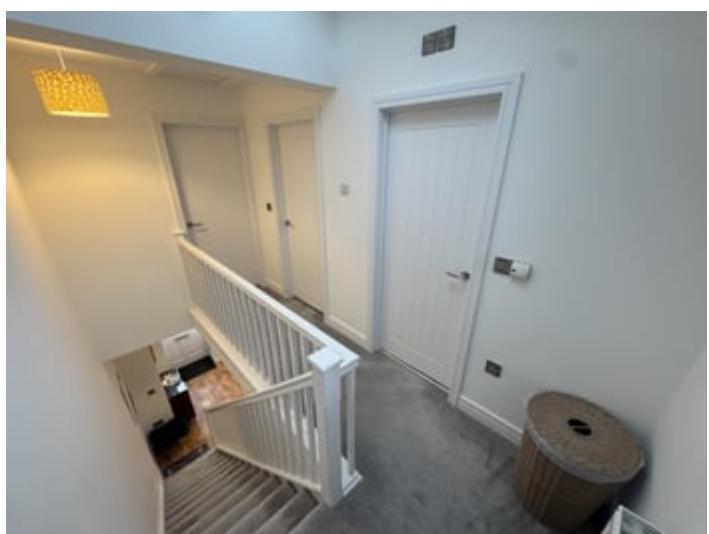
With w.c. single wash hand basin, houses a 'Heatrae Sandia' electromax heating unit. Underfloor heating.



## FIRST FLOOR

### Landing

With velux roof light over, rear window, radiator. Access to loft.



### Luxurious Bathroom





9' 2" x 9' 3" (2.79m x 2.82m) with an enclosed 1200mm corner shower, separate panel bath, single wash hand basin, vanity unit, heated towel rail, w.c. rear window.

#### Front Bedroom 1



14' 3" x 10' 5" (4.34m x 3.17m) a double bedroom, multiple sockets, radiator, spot lights to ceiling. Secondary glazing to windows.

#### Front Bedroom 2





9' 7" x 10' 5" (2.92m x 3.17m) a double bedroom, window to front with secondary glazing, spot lights to ceiling, radiator, multiple sockets.

## EXTERNALLY

### To the Front

The property is approached via North Road with options for on street parking.



### To the Rear

Enclosed rear court yard finished with a concrete path and emergency access over third party property.



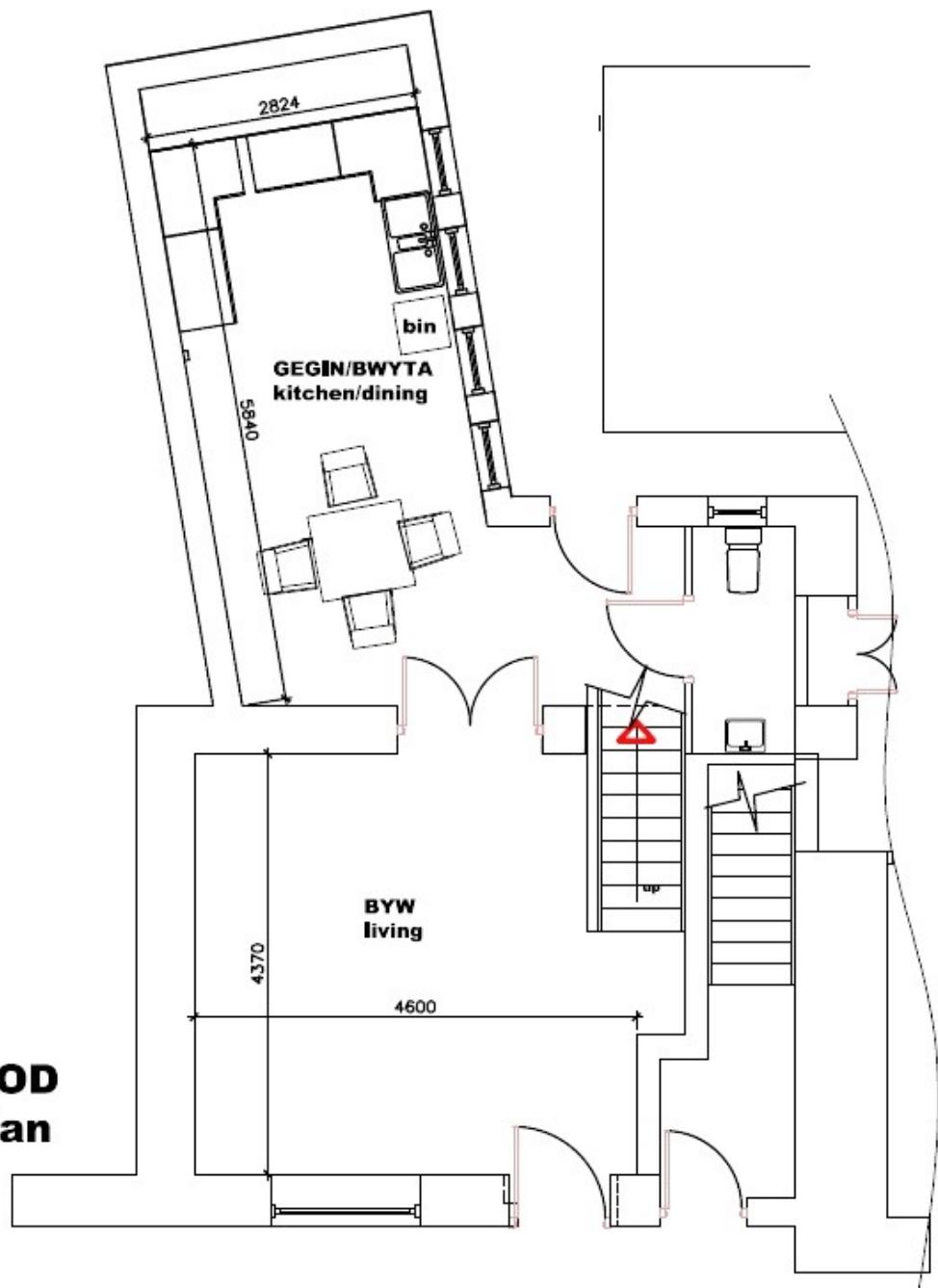
### TENURE

We understand the property to be Freehold.

### Services

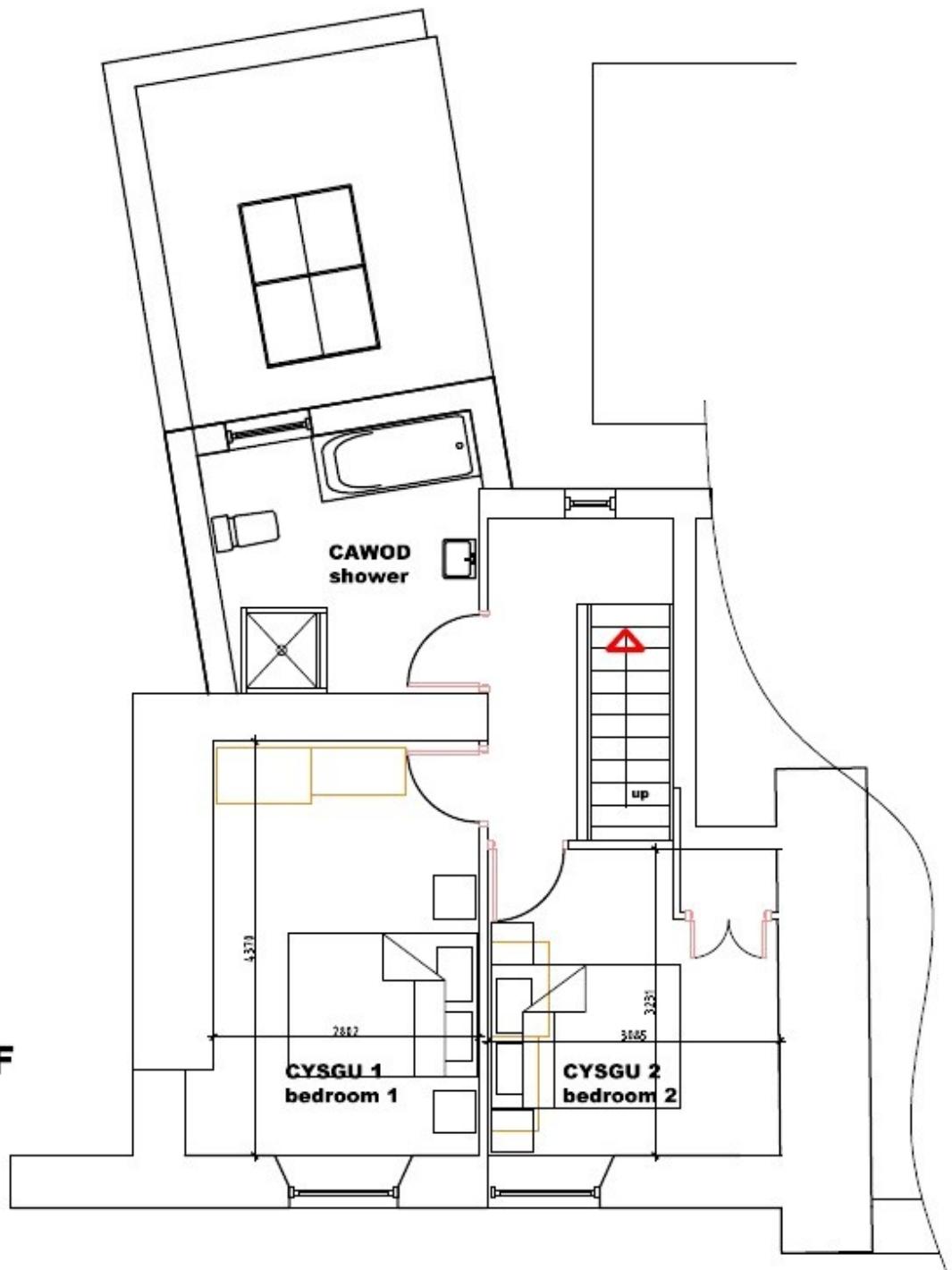
Mains water, electricity and drainage. Electric central heating.

Council Tax Band D (Ceredigion County Council).



**CYNLLUN Y  
LLAWR GWAELOD  
ground floor plan  
1.100**

**CYNLLUN Y  
LLAWR CYNTAF**  
**first floor plan**  
**1.100**



## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** On Street.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

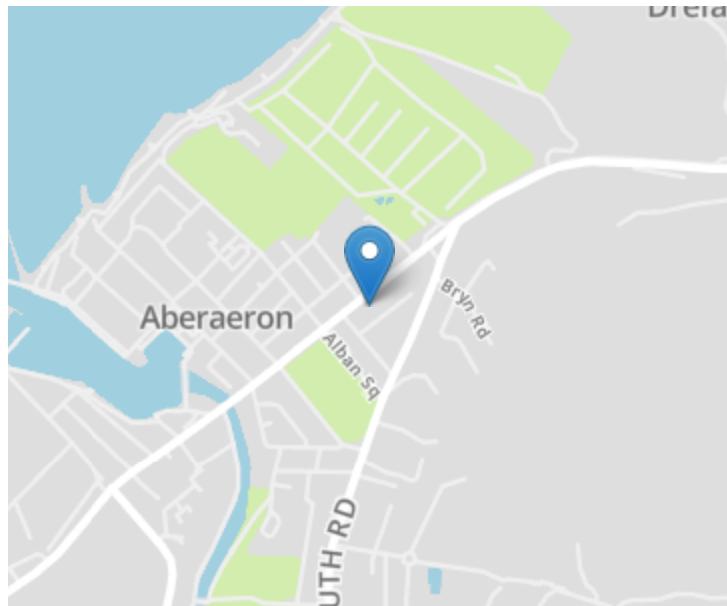
Any risk of coastal erosion? No

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 proceed onto Bridge Street, turning left and continuing past Alban Square on your right hand side and the property is located immediately after the next crossroads on the right hand side opposite LHP Accountants.

For further information or to arrange a viewing on this property please contact :

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