

Conveniently located end of terrace town house. Close to harbour and sea front. Aberaeron - West Wales.



4 Glan Y Mor, Aberaeron, Ceredigion. SA46 0BH.

£210,000

Ref R/5145/SS

****Convenient 3 bed end of terrace house**** Located in the sought after harbour town of Aberaeron ****Deceptively spacious accommodation**** Economy 7 heating ****double glazing throughout**** Easily maintained grounds ****On street parking**** In need of modernisation ****Perfect for first time buyers / investors****

The accommodation provides - entrance porch, entrance hall with storage cupboard, living room, kitchen/dining room. Stairs leading up to landing, bathroom with separate wc. 2 double bedroom and 1 box room.

Located at the lower end of Tabernacle Street and at the entrance to Glan Y Mor, only a few minutes walk from the sea front and harbour, and a level walk to the town centre with its comprehensive range of shopping and schooling facilities. Aberaeron lies alongside the main A487 coast road 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

Entrance Porch

3' 2" x 2' 9" (0.97m x 0.84m) half glazed upvc door, storage cupboard.



Entrance Hallway

8' 7" x 2' 8" (2.62m x 0.81m) double glazed window to side, stairs to first floor.

Lounge

17' 6" x 11' 2" (5.33m x 3.40m) with double glazed windows to front and rear, economy 7 heating, laminate flooring.



Rear Passage

12' 7" x 2' 9" (3.84m x 0.84m) into understairs area, half glazed upvc door to rear garden.



Kitchen/Dining Area

8' 7" x 17' 6" (2.62m x 5.33m) comprising of fitted cupboard units with formica work surfaces above, stainless steel drainer sink, 'Flavel' electric range oven with 7 ring LPG gas hob, tile splash back, plumbing for appliances, economy 7 heater.



FIRST FLOOR

Landing

Bedroom 1

8' 9" x 11' 8" (2.67m x 3.56m) double glazed window to front, economy 7 heater. Storage cupboard.



Bathroom

5' 4" x 5' 6" (1.63m x 1.68m) with panelled bath, Triton electric shower over above, pedestal wash hand basin, frosted window to rear.



Separate w.c.

2' 3" x 6' 2" (0.69m x 1.88m) with low level flush w.c. Frosted window to rear.



Bedroom 2

11' 7" x 11' 3" (3.53m x 3.43m) with double glazed window to front, economy 7 heater.



Bedroom 3

7' 9" x 5' 6" (2.36m x 1.68m) With double glazed window to rear.



EXTERNALLY

To the Front

Walled forecourt.



To the Rear

Enclosed rear garden being low maintenance, mostly laid to slabs and some artificial grass.

Useful timber garden shed.

Raised flower beds and rear access.



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.

VIEWING REGULATIONS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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

Services

Mains electric, water and drainage. Economy 7 heating.

Council tax band B (Ceredigion County Council).

Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band B

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

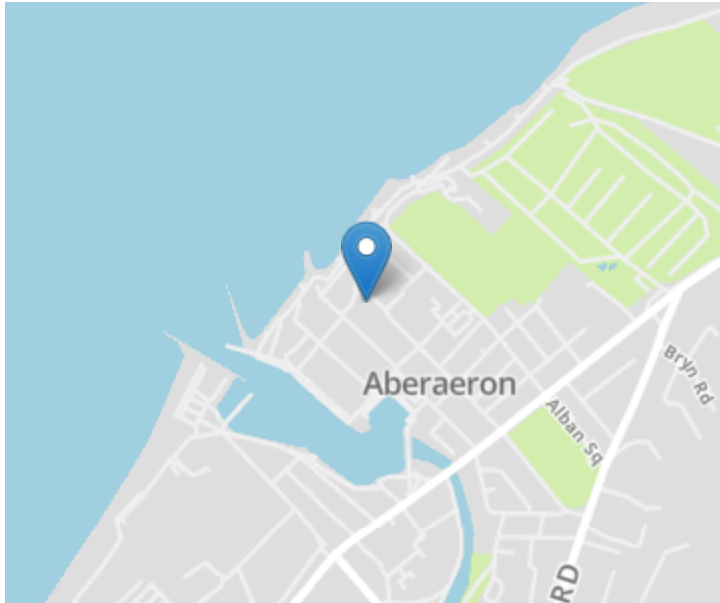
Any risk of coastal erosion? No

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 & Davies office proceed down Market Street passing The Celtic Restaurant on the left and then the inner harbour, carry straight on into Tabernacle Street and you will pass Tabernacle Chapel on the right hand side. At the end of this street you will see a turning to the right going into Glan Y Mor and this property is on the entrance identified by the Agents for sale board.

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

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