

*A most appealing and deceptively spacious 3 bedroom townhouse. Well situated in the Georgian harbour town of Aberaeron on Cardigan Bay. West Wales*



**Tan y Bryn 9 Princes Avenue, Aberaeron, Ceredigion. SA46 0JJ.**

**£335,000**

**R/3809/ID**

**\*\* A most appealing substantial 3 bedroom town house \*\* Perfect family home \*\* Convenient and popular residential location \*\* Easy walking distance to town centre, harbour and seafront \*\* Full of charm and character \*\* Lovely views over Aberaeron town and to the sea \*\* Pleasant rear garden with single garage and store-shed \*\* Private pull in parking for 2 cars \*\* Oil fired central heating \*\* Recently installed double glazing throughout \*\* Must be viewed to be appreciated \*\***

Accommodation provides - entrance hall, front sitting room, second lounge/dining room, wet room, kitchen/dining room. First floor - central landing, bathroom, 3 bedrooms.

Very conveniently positioned within the Georgian harbour town of Aberaeron on Cardigan Bay and an easy walk to a comprehensive range of shopping and schooling facilities, harbour, sea front and bus stop. Aberaeron lies along the main A487 coast road, almost equidistant from Aberystwyth in the north and Cardigan to the south and within some 15 miles of the University town of Lampeter.



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## Entrance Hall

24' 2" x 7' 7" (7.37m x 2.31m) via a halfglazed uPVC door with 'Tan y Bryn' engraved lightwell above, double glazed window to front, central heating radiator, original oak staircase to first floor, understair storage, mosaic tiled flooring.



## Front Sitting Room

14' 9" x 13' 0" (4.50m x 3.96m) into bay window. Double glazed bay window to front, exposed oak flooring, 2 modern upright central heating radiators, TV point.



## Second Lounge/Dining Room

11' 6" x 14' 7" (3.51m x 4.45m) with double glazed window to rear, central heating radiator, electric fire and surround.





### Wet Room

4' 3" x 9' 9" (1.30m x 2.97m) a modern white suite comprising of a walk-in wet room with Triton electric shower above, aquaboard panels, gloss white vanity unit with inset sink, low level flush WC and luminous mirror unit. Tiled flooring.

### Kitchen/Dining Room

11' 6" x 16' 5" (3.51m x 5.00m) with modern range of gloss white base and wall cupboard units with Formica work surfaces and upstand. Hotpoint electric oven and grill, 5 ring gas hob, 1 1/2 stainless steel sink, integral dishwasher and plumbing for automatic washing machine. Double glazed windows to side and rear, stainless steel extractor hood, half glazed door to rear, Grant oil fired central heating boiler, tiled floor, spotlights to ceiling, space for a 6 seater dining table, space for tall fridge/freezer.



## FIRST FLOOR

### Central Landing

8' 8" x 10' 5" (2.64m x 3.17m) with access hatch to loft, exposed timber floorboards and storage cupboard.

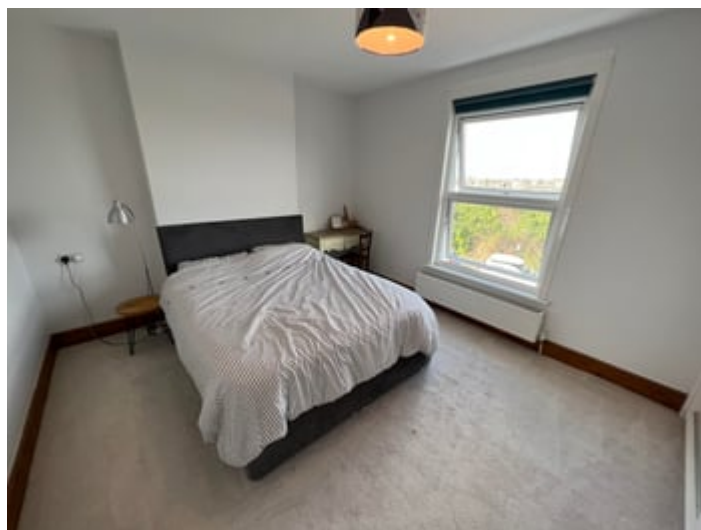
### Family Bathroom

5' 7" x 7' 5" (1.70m x 2.26m) a white suite comprising of a panelled bath with mains powered shower above, gloss white vanity unit with inset sink, low level flush WC, stainless steel towel rail, tiled walls and frosted windows to front.



### Front Master Bedroom 1

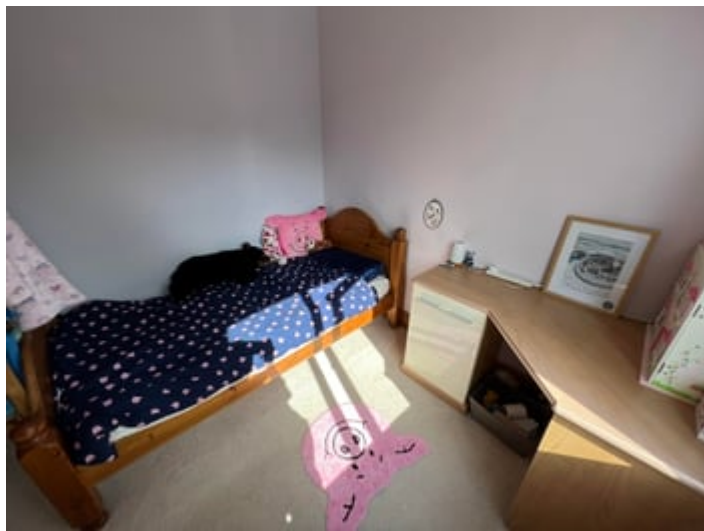
11' 5" x 14' 7" (3.48m x 4.45m) with double glazed window to front, lovely views over Aberaeron town and towards the sea, central heating radiator, built in wardrobe and TV point.





## Rear Bedroom 2

10' 5" x 8' 5" (3.17m x 2.57m) with double glazed window to rear, central heating radiator, fitted wardrobe unit, fitted desk and TV point.



## Rear Bedroom 3

12' 1" x 12' 0" (3.68m x 3.66m) with double glazed window to rear, central heating radiator and TV point.



## EXTERNAL

### To the Rear

Lovely, southerly facing rear garden split on 2 levels with a lower patio area laid to slabs with side access and steps up to a pleasant lawn area.

The property benefits from -







### Brick Garden Shed

13' 4" x 9' 6" (4.06m x 2.90m) with double glazed unit to front, uPVC door, water and power connected.



### Single Garage

8' 9" x 17' 6" (2.67m x 5.33m) with electric up/over door, concrete flooring, double glazed window to rear and power connected.



### To the Rear

There is a pull in space for 2 cars.



### To the front

There is a forecourt laid to slabs.



### Services

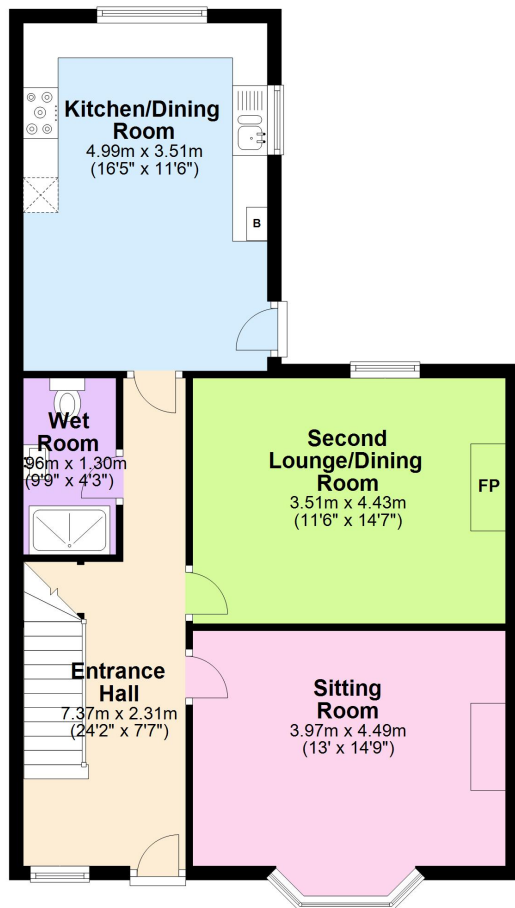
The property benefits from : mains water, electricity and drainage. Oil fired central heating.

Tenure : Freehold

Council Tax Band : D

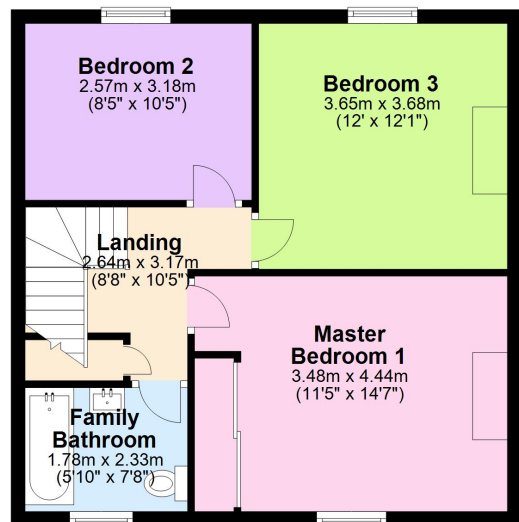
## Ground Floor

Approx. 63.5 sq. metres (683.9 sq. feet)



## First Floor

Approx. 48.6 sq. metres (523.1 sq. feet)



Total area: approx. 112.1 sq. metres (1206.9 sq. feet)

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

**Tan Y Bryn , Princes Avenue, Aberaeron**

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (63)

**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

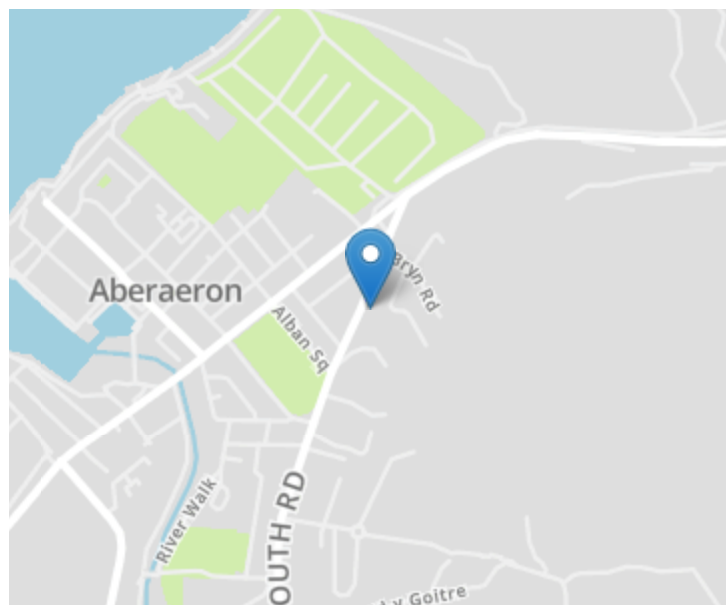
**Is the property listed?** No

**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 to the town square opposite Boots the Chemist and turn left. Immediately after the pelican crossing turn right, onto Alban Square to the T junction with the Feathers Hotel opposite and turn left. Pass Lloyds Motors (Volvo car sales garage) on the right hand side and carry straight on as you enter into Prices Avenue and the property is located towards the top end of the street on the right hand side identified by the Agents 'For Sale' board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(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 :

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