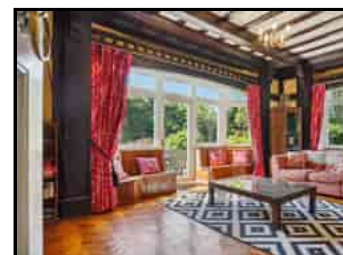


One of a kind! Superior Detached Bungalow dating back to C1915 set in most attractive garden and grounds. Located in the sought after Georgian Harbour town of Aberaeron on Cardigan Bay.



Afallon Ffordd Y Goitre, Aberaeron, Ceredigion. SA46 0DS.

£550,000

Ref R/5005/ID

A truly unique, detached bungalow dating back to circa 1915, nestled in a sought-after elevated position in the charming town of Aberaeron, West Wales. This spacious 4-bedroom residence is full of character and original period features, offering a perfect blend of historic charm and modern living. The period details include original woodwork, feature fireplaces, and traditional windows, have been lovingly preserved, showcasing the property's character and pedigree. Throughout the bungalow, you will appreciate the balance between original period charm and the convenience of modern amenities.

The elevated position of this delightful property provides breathtaking panoramic views across Aberaeron and the shimmering sea beyond, a vista that can be enjoyed from many rooms within the home as well as from the surrounding grounds. The location is highly sought-after, not only for the spectacular scenery but also for the peaceful environment it affords, yet it remains within easy reach of the town centre amenities.

Aberaeron itself is a picturesque and vibrant coastal town steeped in history, with its colourful harbour, boutique shops, cafes, and renowned restaurants all contributing to its unique character. This bungalow offers an exceptional lifestyle opportunity to enjoy all that West Wales has to offer, from stunning



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GENERAL

Believed to be the first bungalow to have been built in Aberaeron, having been designed in c1910 and completed in c1915, Afallon is steeped in history and has been in the same family for three generations. Afallon is a truly a unique property that boasts a wealth of characterful, original features.

Internally, the property has been sympathetically updated over the years, creating a spacious characterful home.

The accomodation provides 4 spacious bedrooms, 3 attractive reception rooms, bathroom suite, kitchen / dining area, utility room and w.c.

One of its main features is its enviable, elevated position being convenient to all town amenities while retaining a peaceful and quiet setting. Afallon boasts views over Aberaeron town and out to sea.

The grounds extend to some 0.4 acres or so, and have a wealth of mature trees, hedgerows and shrubs.

One of the most impressive properties on offer in this popular coastal town.

THE ACCOMMODATION

Front Entrance to Vestibule

with central heating radiator.



Cloaks Area

Coving to ceiling, parquet flooring.

Character Lounge





20' 5" x 19' 7" (6.22m x 5.97m) max into walk in bay window with French doors to garden and window seating, parquet flooring, impressive inglenook fireplace with a solid fuel grate with brick feature surround. Tudor style panelling all around with plate racks and mock beamed ceiling, Bay window to front with an aspect over the town.

Front Sitting Room



18' 1" x 12' 10" (5.51m x 3.91m) A multi fuel burner with a Sandstone surround and hearth, shelved alcoves, bay window with views to the sea, picture rail, coving to ceiling, double

panel radiator. Leading to -

Front Dining Room



14' 2" x 11' 3" (4.32m x 3.43m) into Bay window with views over roof tops to town and the sea, coving to ceiling, picture rail, fireplace with oak surround, shelved alcoves to each side with fitted cupboards. Front exterior door leading to -

Covered Veranda



Beautiful place to spend the evenings to watch the sunset over Aberaeron town.

Kitchen/Breakfast Room



22' 1" x 12' 1" (6.73m x 3.68m). An excellent modern range

of cream units comprising of base cupboards with solid Walnut working surfaces, matching fitted wall cupboards, stainless steel 1½ bowl single drainer sink unit with mixer taps, integrated appliances including 'Neff' double oven, 5 LPG gas hobs, Neff stainless steel extractor hood, dishwasher, space for American fridge/freezer, Halogen spot light tracks.

The dining area boasts an original range of built in larder cupboards, double panel radiator, exposed beams.

40ft Inner Hallway



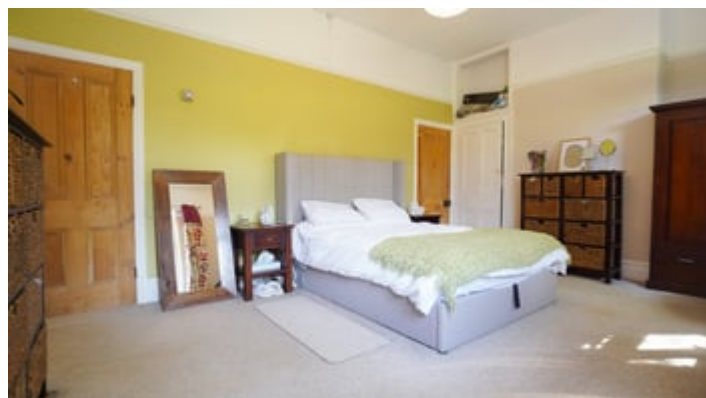
with solid oak flooring, 2 velux windows, central heating radiator, picture rail, original arched ceiling cornices, telephone point.

Loft Space

There is an useful loft space with conversion potential to further accommodation (subject to consents) with access from the kitchen and hallway.

Master Bedroom 1





20' x 12' 2" (6.10m x 3.71m) with 2 windows to rear, 2 built in cupboards, picture rail, central heating radiators. This room has adequate space for the creation of an en Suite shower facility if required.

Double Bedroom 2



12' 3" x 10' 9" (3.73m x 3.28m) max with picture rail, built in cupboards, central heating radiator.

Double Bedroom 3

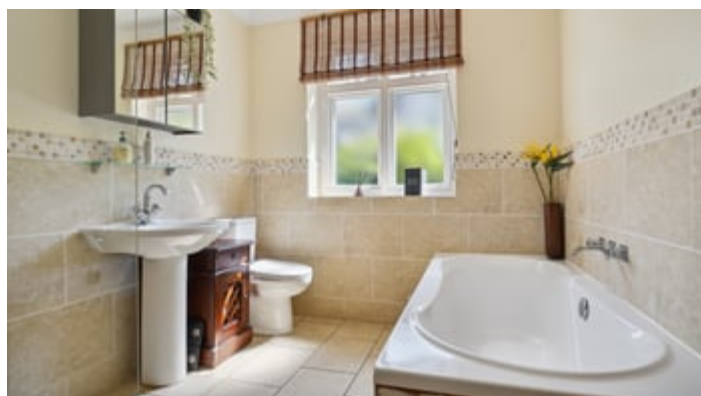


16' x 10' 1" (4.88m x 3.07m) max with built in cupboard, picture rail, double panel radiator.

Bedroom 4 / Study

11' 8" x 6' 11" (3.56m x 2.11m) with central heating radiator.

Main Bathroom



An attractive 4 piece suite comprising of a walk in shower unit with mains shower above, panelled bath with concealed hot & cold taps, pedestal wash hand basin, tiled floor, tiled

walls, sunken ceiling spot lighting, heated towel rail.

Rear Hallway

7' 3" x 6' 2" (2.21m x 1.88m) with laminate flooring, upvc composite exterior door and houses the 'Eurostar' oil fired central heating boiler.

Utility Room

15' x 6' 9" (4.57m x 2.06m) with a stainless steel single drainer sink unit with mixer taps, solid Walnut worktops, appliance space with plumbing for automatic washing machine, fitted shelving, built in airing cupboard.

Separate W.C.

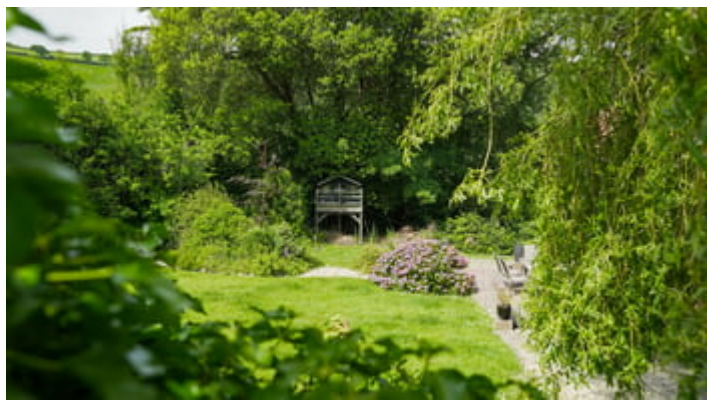
with low level flush toilet and wash hand basin.

EXTERNALLY

The Grounds

The property is set within its own private gardens and grounds extending to some 0.4 acres or thereabouts, mainly laid down to grassed areas with an abundance of shrubs, flower borders, ornamental trees including a mature weeping willow as well as a plantation of mature pine trees which provide privacy to the front grounds.

To the rear is an attractive patio area laid to slabs, perfect for entertaining and ample parking for a number of cars.





Parking

To the rear is a gravelled parking area for 4+ cars approached

via a c-class road.

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 ARRANGMENTS

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

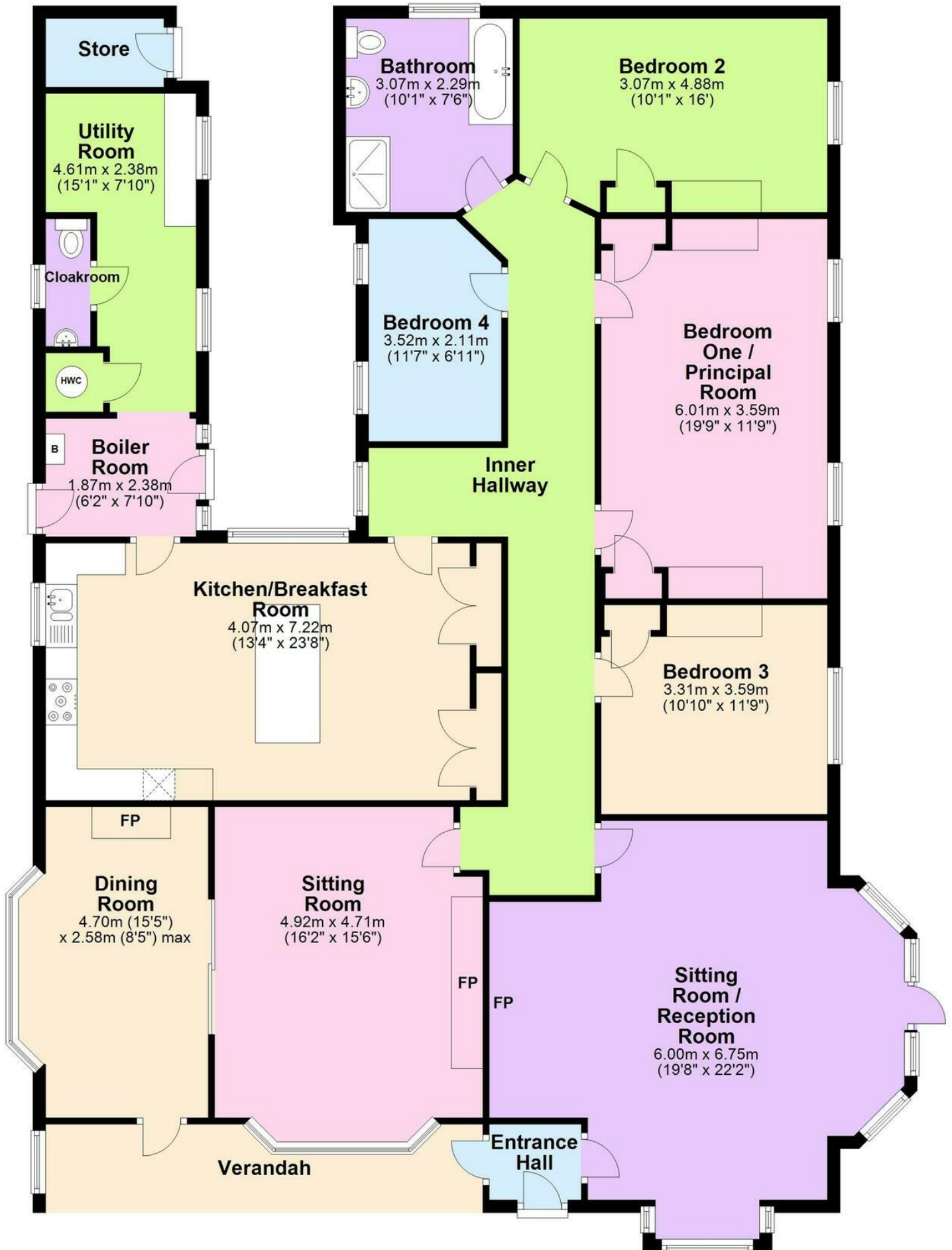
Mains Electricity, Water & Drainage. Full Oil Fired Central Heating. Burglar Alarm System. Telephone subject to BT Transfer Regulations.

Tenure - Freehold

Council Tax Band - G (Ceredigion County Council).

Ground Floor

Approx. 215.6 sq. metres (2321.2 sq. feet)



Total area: approx. 215.6 sq. metres (2321.2 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Afallon, Goitre Road, Aberaeron

MATERIAL INFORMATION

Council Tax: Band G

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (46)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

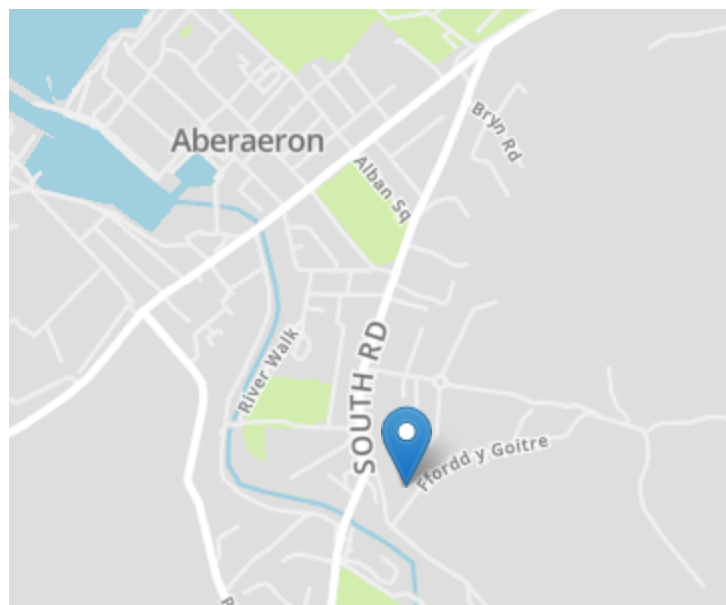
Any risk of coastal erosion? No

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 town square, opposite Boots the chemist and turn left. Immediately after pelican crossing, turn right up Alban Square to T Junction opposite The Feathers Royal Hotel. Turn right and after 500 yards you will see the town's Memorial Hall on the left hand side, then take the next left hand turning after three detached houses, proceed up this hill for some 50 yards, turn left and the entrance to Afallon is the second on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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