

Fully refurbished town house, convenient town centre location. Georgian Harbour town of Aberaeron - West Wales.



Pantycelyn, 7 Oxford Street, Aberaeron, Ceredigion. SA46 0JB.

£319,000

Ref R/3826/RD

****Fully refurbished Aberaeron town house**Extremely well presented**3 Bed Accommodation**New Kitchen**New Bathroom**New Flooring**New Wiring**New Heating system**Fully redecorated**Available fully furnished including all fixtures and fittings**Potential rear parking space**Close to town centre amenities and beach****

AN IMPRESSIVE OFFERING TO THE MARKETPLACE WITHIN THIS FAVOURED TOWN - WHICH MUST BE VIEWED TO BE APPRECIATED*

The property is situated within the Georgian Harbour town of Aberaeron with its comprehensive range of local facilities and amenities including primary and secondary schools, community Health Centre, Commercial High Street offerings, local cafes, bars and restaurants, a good level of leisure facilities, public transport connectivity and access to the All Wales Coastal Path. Equidistant to Aberystwyth to the North and Cardigan to the South, and within some 15 miles of the University town of Lampeter.



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GENERAL

An impressive town house having recently been fully refurbished with no expense spared with fixtures and fittings of the highest quality.

The property benefited from a new kitchen, new bathroom, new flooring, new heating, new electric wiring, part re-roof and redecoration throughout.

Sympathetically redecorated to maximise the original features and with the furniture available within the sale (at an agreed price) this has a potential for a great home or investment opportunity.

GROUND FLOOR

Entrance Hallway



5' 6" x 13' 1" (1.68m x 3.99m) accessed via original hardwood door with fan light over, feature slate flag stone flooring. Stairs to first floor, understairs cupboard.

Lounge



13' 9" x 13' 7" (4.19m x 4.14m) a light and airy living space with feature cast iron fireplace and surround with tiled insets, painted slate hearth, alcove cupboard, multiple sockets, picture rail, heater.



Sitting/Dining Room

9' 5" x 18' 9" (2.87m x 5.71m) extending across the rear of the property with windows and glass door to garden, Oak flooring, heater, multiple sockets, BT point, space for a large sofa and a separate dining table.



Kitchen

13' 4" x 6' 4" (4.06m x 1.93m) with a range of off White shaker style base and wall units, Oak effect worktop, stainless steel sink and drainer with mixer tap, fitted fridge freezer, dishwasher, fitted electric oven and grill and electric hobs with extractor over, slate effect flooring, dual aspect windows to rear and side. Heater, washing machine connection, velux roof light over, spot lights to ceiling.





FIRST FLOOR

Split Level Landing

With access to Loft. Fitted storage cupboard.



Front Bedroom 1

10' 6" x 12' 9" (3.20m x 3.89m) a double bedroom, window to front, multiple sockets, heater, fitted cupboard.



Front Bedroom 2



5' 9" x 8' 5" (1.75m x 2.57m) with window to front, multiple sockets.

Bathroom

6' 2" x 8' 7" (1.88m x 2.62m) with a feature 1600mm wide walk in shower with side glass panel, single wash hand basin, vanity unit, w.c. heater, spot lights to ceiling, window to rear garden, heated towel rail. Wood effect flooring.



Rear Bedroom 3

9' 2" x 8' 6" (2.79m x 2.59m) a double bedroom, window to garden, multiple sockets, heater, fitted cupboard.



EXTERNALLY

To the Front

The property is approached via the adjoining footpath with on street parking.





To the Rear

An enclosed walled garden area and extending patio from the sitting/dining room with raised area laid to lawn with flower beds to side and small fish pond.

Potential for rear parking where the Former garage/hard standing is based. Side pedestrian door to a rear service lane.

Brick Outhouse - currently used for storage.

Timber Shed.





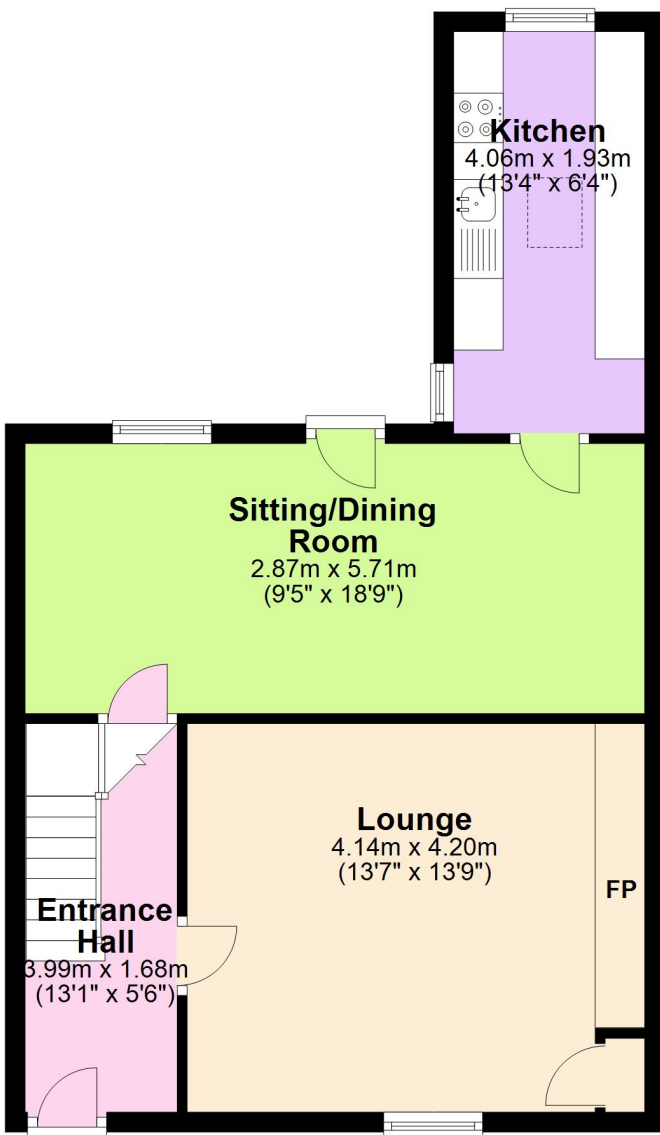
Services

We are advised that the property benefits from Mains Water, Electricity and Drainage. Electric central heating.

Council Tax Band D.

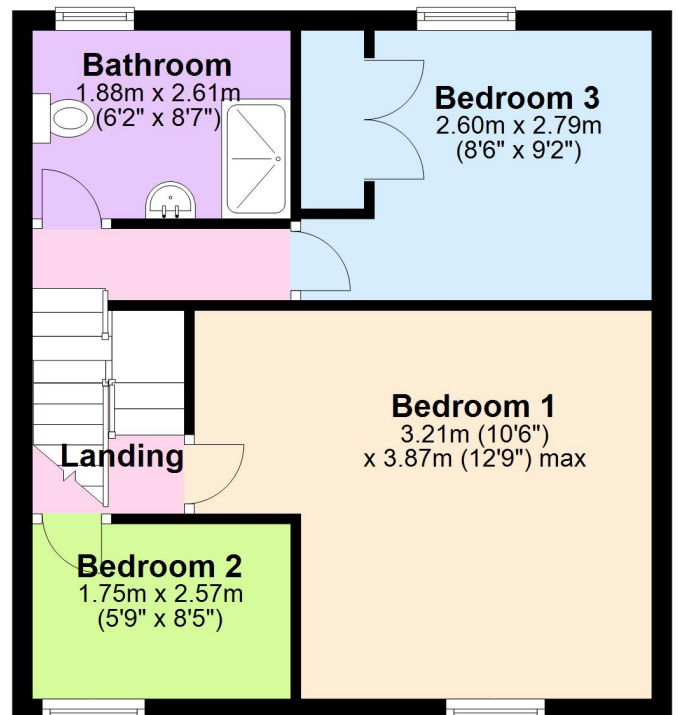
Ground Floor

Approx. 51.0 sq. metres (548.8 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



Total area: approx. 93.1 sq. metres (1002.0 sq. feet)

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

Pantycelyn, 7 Oxford Street, Aberaeron

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (49)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

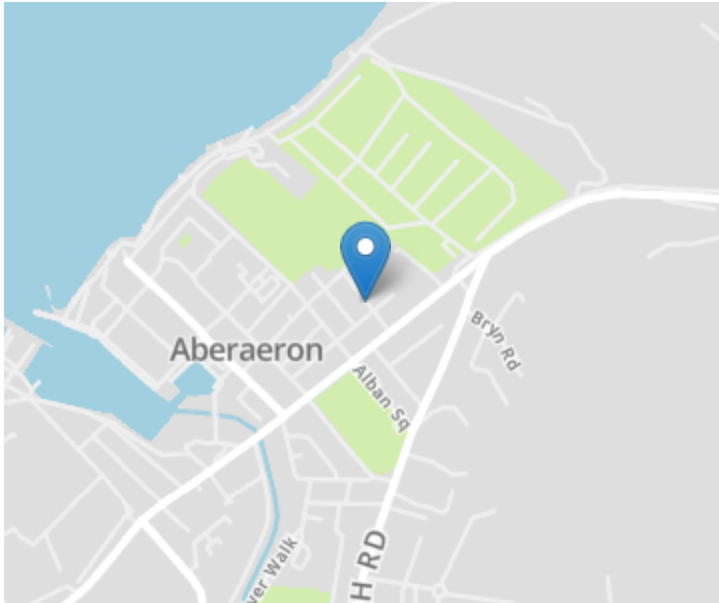
Any risk of coastal erosion? No

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 turn left. Proceed down the street and take the 3rd left hand turning into Oxford Street and you will see this property as one of the terraces on the left hand side as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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