

*4 Bedroom Period Residence located in one of the most sought after terraces alongside the harbour at Aberaeron - Cardigan Bay - West Wales.*



**Bronallt 1 Belle Vue Gardens, Aberaeron, Ceredigion. SA46 0AY.**

**£450,000**

**Ref R/4632/ID**

**LOCATION LOCATION LOCATION !** \*\*A most attractive Period Victorian residence located on one of Aberaeron's most sought after locations\*\*Offering 4 bed (3 en suite) accommodation\*\*Unparalleled views over the harbour and towards the sea\*\*Feature balcony\*\*Spacious low maintenance rear garden\*\*Currently utilised as a successful airbnb\*\*Being 4 star Wales Tourist Board Rated\*\*Double glazed sash windows\*\*Level walk to sea front, harbour and town centre\*\*AN OPPORTUNITY NOT TO BE MISSED \*\*

The property comprises of entrance hall, front bedroom 1 with en suite, lounge, kitchen/dining room, sun room. First floor - main bathroom, 2 double bedrooms with en suite, front single bedroom/office.

The property is positioned in the sought after Belle Vue Terrace with unparallel views over Aberaeron harbour and towards the sea. Aberaeron lies alongside the main A487 coast road almost equi distance from Aberystwyth to the north and Cardigan to the south. Being some 15 miles from the University town of Lampeter.



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## GROUND FLOOR

### Entrance Hall

16' 6" x 5' 8" (5.03m x 1.73m) via half glazed composite door with fan light above, matwell, original staircase to first floor, central heating radiator, understairs storage cupboard housing the oil fired Firebird combi boiler.



### Front Bedroom 4 (or potential Lounge)

14' 0" x 13' 7" (4.27m x 4.14m) into double glazed bay window to front, central heating radiator, TV point, built in cupboard, picture rail, double doors leads into -



### En Suite

6' 3" x 3' 6" (1.91m x 1.07m) having a three piece white suite comprising of an enclosed shower unit with mains shower

above, pedestal wash hand basin, dual flush w.c. tiled floor, tiled walls, shaver light and point, extractor fan.



### Lounge

24' 0" x 12' 3" (7.32m x 3.73m) with incredible views over the harbour to the rear via patio doors, a comfortable room with Victorian fireplace, TV point, 2 central heating radiators and picture rail.







### Kitchen/Dining Room

11' 7" x 9' 7" (3.53m x 2.92m) with range of fitted Cream base and wall cupboard units with Formica working surfaces above, Hotpoint electric oven, 4 ring ceramic hob above, pull out extractor, 1½ stainless steel drainer sink, under counter dishwasher and Hotpoint washing machine, tiled splash back, space for fridge freezer, central heating radiator, double glazed sash window to rear, TV point, space for dining table and patio door leads through to -



### Sun Room

9' 7" x 9' 3" (2.92m x 2.82m) orientated to give incredible views over the harbour of dwarf wall construction and upvc surround and poly carbonate roof, tiled flooring, patio doors to side, central heating radiator and wall lights.





## FIRST FLOOR

### Split Landing

10' 3" x 5' 7" (3.12m x 1.70m) central heating radiator.

### Main Bathroom

6' 3" x 9' 7" (1.91m x 2.92m) fully tiled walls and floor, 3 piece suite comprising of panelled bath with Mira electric shower above, dual flush w.c. pedestal wash hand basin, frosted sash window to rear, central heating radiator, shaver light and point, extractor fan.



### Principal Bedroom 1

11' 4" x 12' 4" (3.45m x 3.76m) with Victorian fireplace, TV point, central heating radiator, patio doors leading out to balcony with views over the harbour and towards the sea, having galvanised railings.







### En Suite Shower Room

5' 0" x 6' 7" (1.52m x 2.01m) with enclosed shower unit with mains shower above, dual flush w.c. pedestal wash hand basin, tiled walls and flooring, central heating radiator, shaver light and point, extractor fan and velux window.



### Front Double Bedroom 2

11' 6" x 11' 7" (3.51m x 3.53m) with 2 double glazed sash windows to front, central heating radiator, built in cupboard, Victorian fireplace, picture rail, door into -



### W.C.

3' 0" x 4' 10" (0.91m x 1.47m) with low level flush w.c. pedestal wash hand basin, tiled flooring, shaver light and point, extractor fan.





### Front Single Bedroom 3 /Office

7' 1" x 8' 3" (2.16m x 2.51m) a perfect office with sash windows to front, central heating radiator, access hatch to loft.



## EXTERNALLY

### To The Front

A galvanised rail front forecourt with mosaic quarry tiles and slate steps leading to front door.



### To the Rear

A most attractive rear garden area being low maintenance with raised patio area laid to slabs. Steps down to the lower ground area with golden chippings.







## Side Outhouse

With plumbing and electric connected.

Side and rear access.



## **MONEY LAUNDERING REGULATIONS**

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**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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**

We are advised that the property benefits from mains water, electricity and drainage. Oil fired central heating.

Council Tax Band E (Ceredigion County Council).



## MATERIAL INFORMATION

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**Parking Types:** On Street.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

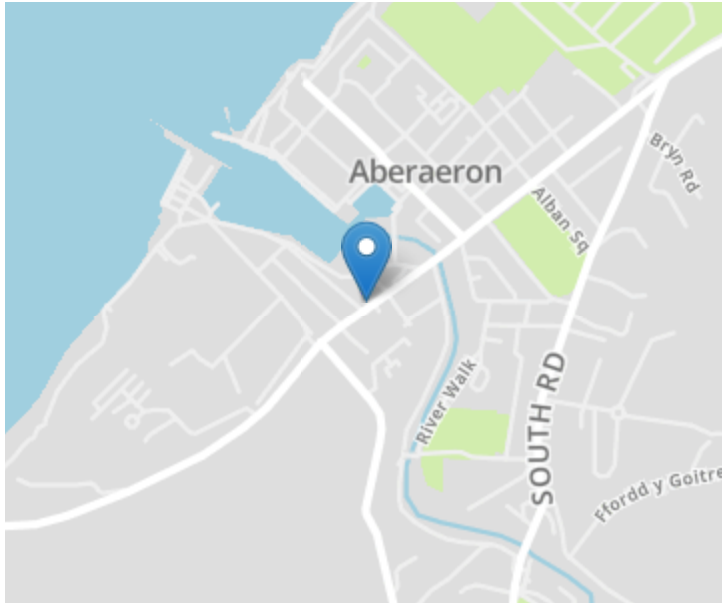
**Any risk of coastal erosion?** No

**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 our office in Aberaeron proceed towards the junction, turn right towards Cardigan, continue up this road for approximately 200 metres and the property will be the last property on Belle Vue Terrace on the right hand side.

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

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