

*Fully refurbished character grade II Listed Town House. Georgian Harbour town of Aberaeron on Cardigan Bay - West Wales.*



11 Victoria Street, Aberaeron, Ceredigion. SA46 0DA.

£269,000

Ref R/4844/ID

**\*\*Fully refurbished character town house\*\***Typical Georgian style facade**\*\*Stylish 2 bed accommodation\*\***Grade II Listed**\*\*Attractive rear garden area\*\***Popular Aberaeron address**\*\*Potential for creating parking space (subject to consents)\*\***Easy level walk to harbour, sea front and a comprehensive range of shopping and schooling facilities**\*\*High quality workmanship throughout\*\***Open plan kitchen/dinning room**\*\***

The Accommodation provides - Ent Hall, Useful Cellar, Cloak Room, Front Living Room, Rear Kitchen, Dining Room. To the First Floor - Shower Room and 2 Bedrooms.

The property fronts onto Victoria Street, a very popular residential locality within this favoured Georgian Harbour town of Aberaeron on Cardigan Bay. The property is within an easy reach of an array of shops, pubs, eating houses, primary and secondary school. 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.



**LAMPETER**  
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lampeter@morgananddavies.co.uk



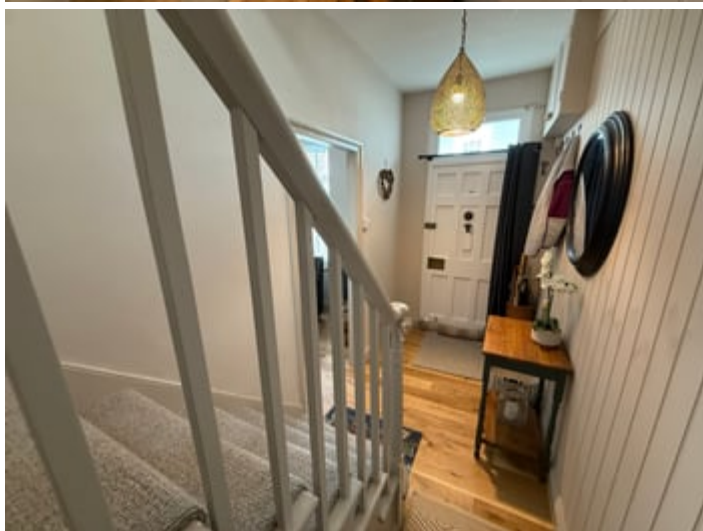
**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
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Carmarthenshire, SA31 3AD  
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## GROUND FLOOR

### Entrance Hall



14' 7" x 5' 0" (4.45m x 1.52m) via hardwood front entrance door with fan light above, engineered oak flooring, stairs rising to first floor. Access to -

### Useful Cellar

15' 6" x 13' 6" (4.72m x 4.11m) (5'6" Headroom) housing the new modern hot water tank.

### Cloak Room



4' 8" x 5' 2" (1.42m x 1.57m) With a modern corner vanity unit with inset wash hand basin and low level flush w.c. half panelling to walls.

### Front Living Room





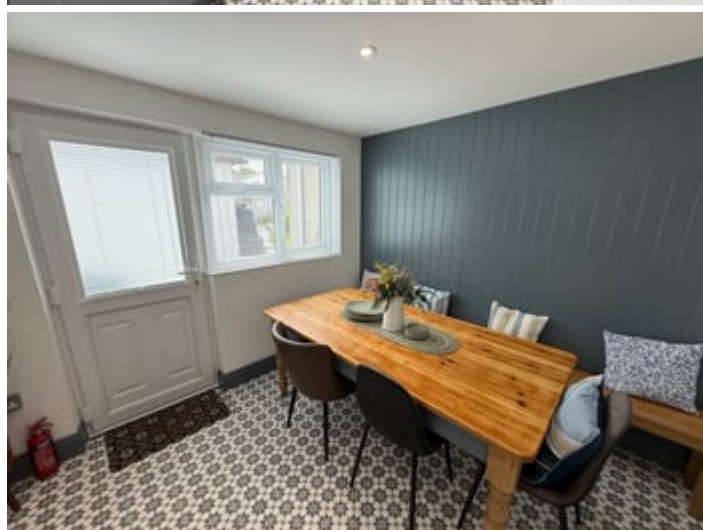


13' 6" x 10' 8" (4.11m x 3.25m) with a stone fireplace with original alcove cupboard at side, tiled hearth, oak mantle above, picture rail, sash window to front with secondary glazing, modern electric heater, engineered oak flooring. Door into -

### Rear Kitchen/Dining Room

23' 1" x 9' 2" (7.04m x 2.79m) with a brand new kitchen comprising of fitted modern base and wall cupboard units with Quartz effect working surfaces above, electric oven with 4 ring ceramic hob with modern extractor hood above, single stainless steel drainer sink, sky light, wine cooler, tall fridge freezer unit, spot lights to ceiling.

Split level dining area with space for a large dining table, double glazed window to rear and upvc external door. Tall electric radiator.





## FIRST FLOOR

### Central Landing



Approached via dog leg staircase from the entrance hall with double glazed window to rear and access hatch to loft.

### Double Bedroom 1



11' 6" x 7' 8" (3.51m x 2.34m) (max) with sash window, tongue and groove panelling to half wall, wall light.

### Front Bedroom 2



8' 0" x 6' 1" (2.44m x 1.85m) with sash window to front.

### Modern Shower Room

4' 0" x 9' 9" (1.22m x 2.97m) with a modern three piece suite comprising of an enclosed shower unit with mains rainfall shower above, Grey vanity unit with inset wash hand basin, illuminous mirror above, dual flush w.c. tongue and groove panelling, extractor fan, frosted window to rear.





## EXTERNALLY

### To the Front



The property is accessed from Victoria Street.

### Rear Garden Area



A most attractive low maintenance garden area with golden and slate chippings being a lovely sun trap for al fresco dining with sleepers. Outdoor Store Shed.

### At the rear

The property fronts onto a service lane currently with a shared pedestrian access leading into an area of garden. The access is also shared with neighbouring properties to their respective garden areas.

There is a walled boundary to the rear service lane but is

considered to have some potential for removing the wall thus allowing for a pull in parking space - subject to obtaining the necessary consents. (See attached land Registry Plan).

## **TENURE**

We are informed the property is of Freehold Tenure and will be vacant on completion.

## **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 ARRANGEMENTS**

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**

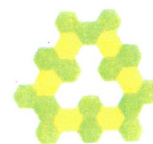
We are advised that the property benefits from Mains Electricity, Water and Drainage. Recently installed electric heating system and new water tank.

Council Tax Band C.

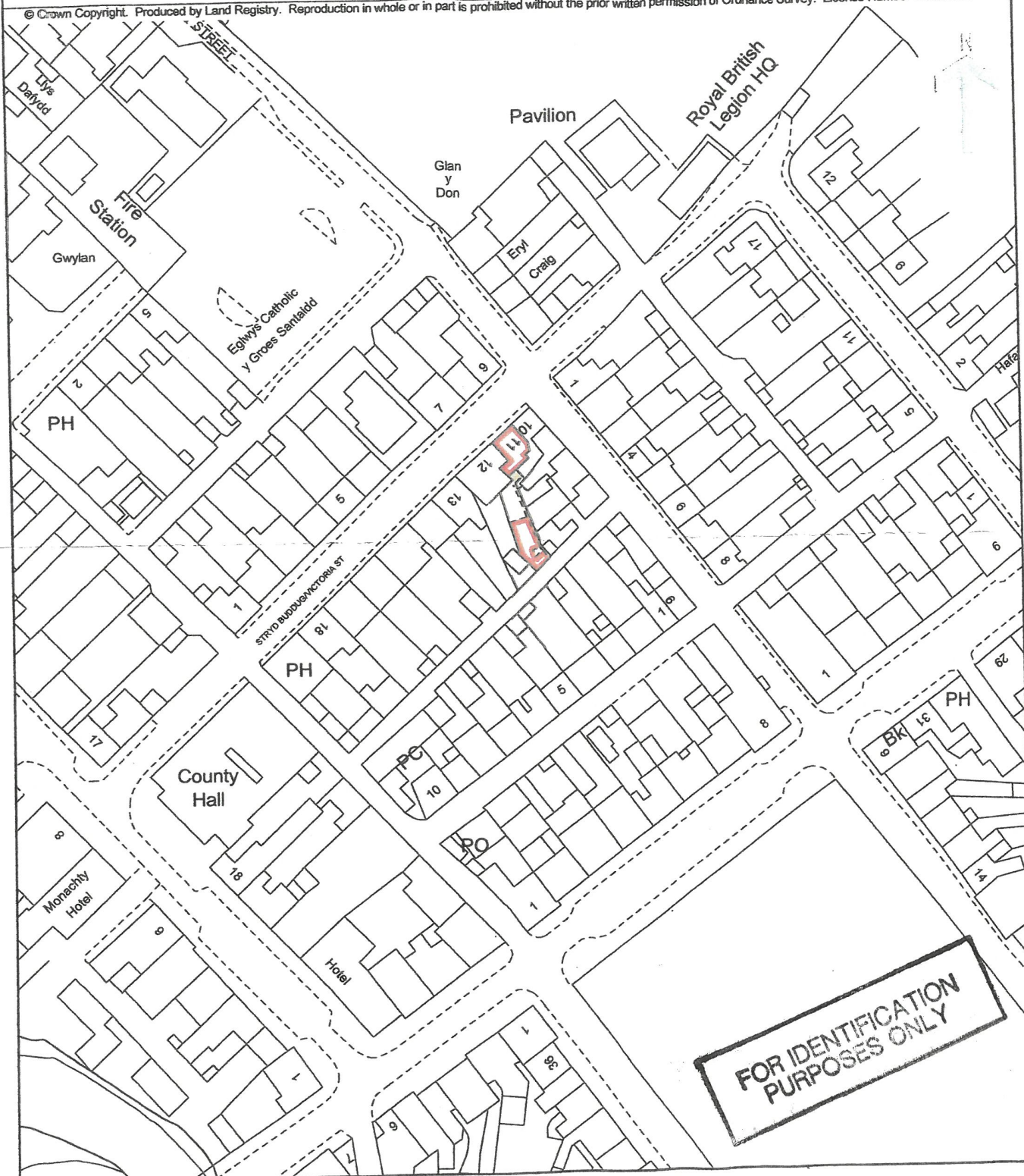


# Land Registry Pending title plan

Title number **CYM466390**  
Ordnance Survey map reference **SN4562NE**  
Scale **1:1250**  
Administrative area **Ceredigion / Ceredigion**



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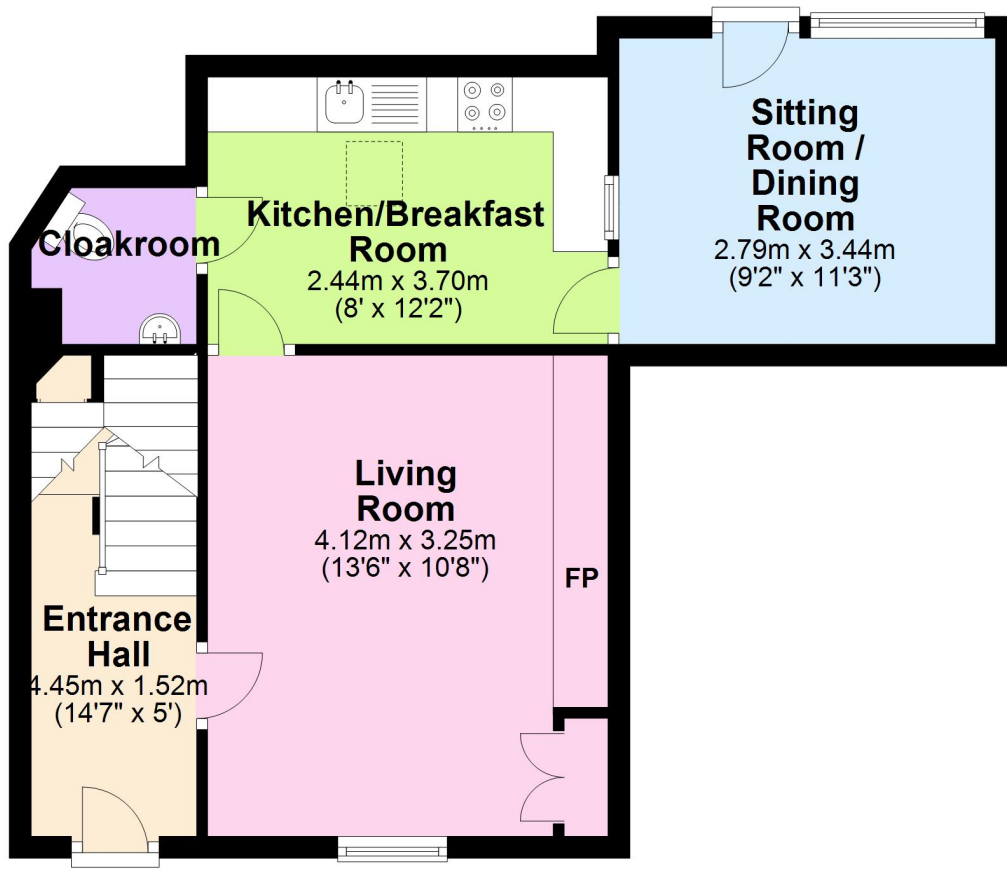


FOR IDENTIFICATION  
PURPOSES ONLY

Internal use only

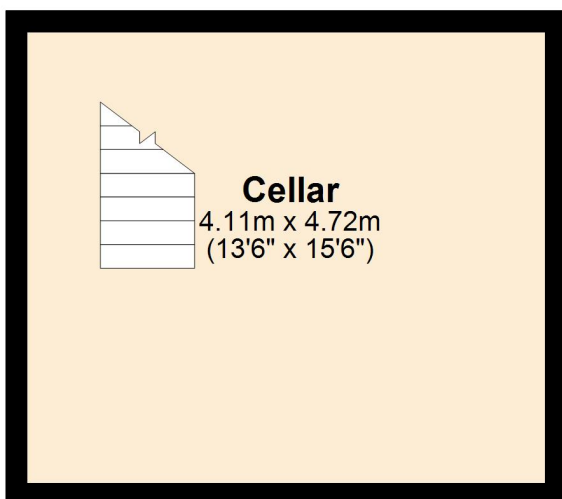
## Ground Floor

Approx. 44.8 sq. metres (482.2 sq. feet)



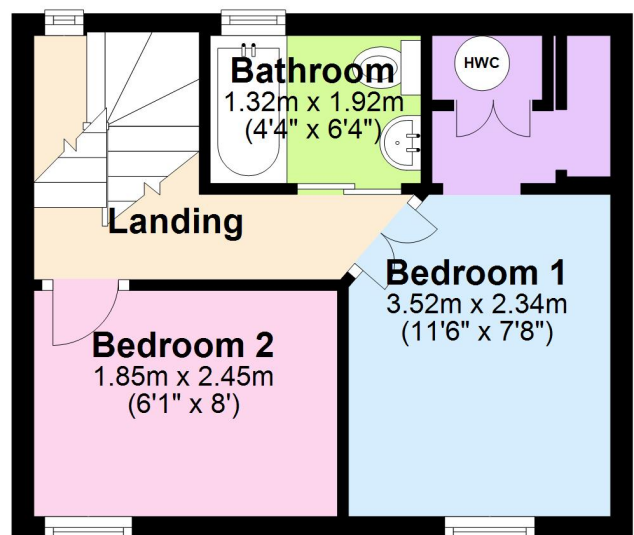
## Basement

Approx. 19.4 sq. metres (209.2 sq. feet)



## First Floor

Approx. 22.4 sq. metres (241.2 sq. feet)



Total area: approx. 86.6 sq. metres (932.6 sq. feet)

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

**11 Victoria Street, Aberaeron**



## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** None.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Level access.

**EPC Rating:** E (39)

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

**Flooding Sources:**

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

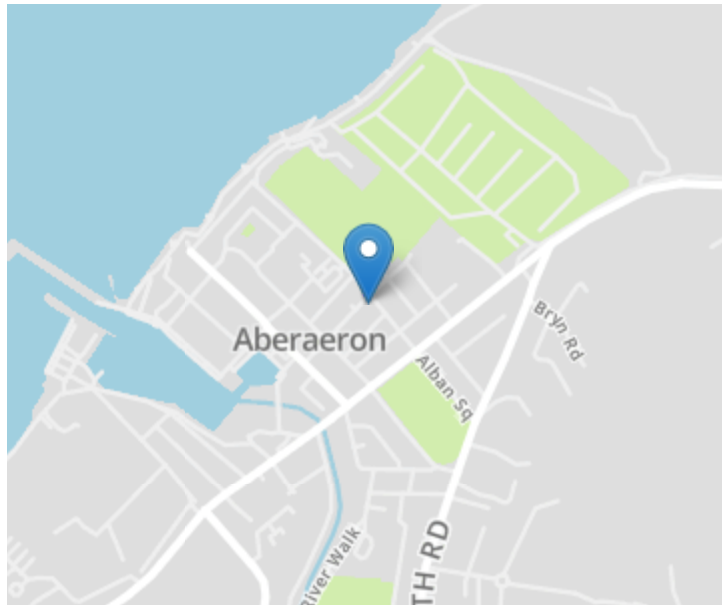
**Any risk of coastal erosion?** No

**Is the property listed?** Yes

**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 in Market Street Aberaeron proceed down the street passing 'Y Seler' bar and restaurant on the left hand side then the Celtic Restaurant and directly opposite is the turning to Victoria Street. This property is towards the 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>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(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 :

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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