

A charming and vintage detached Victorian town house with sea views over Cardigan Bay. Sought after harbour town of Aberaeron - West Wales.



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& DAVIES**

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ARAE 6 NORTH
PARADE,
ABERAERON,
CEREDIGIONSA46 0JP

£305,000

REF: Ref R/3694/ID



Image Caption

**ARAE 6 NORTH PARADE,
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SA46 0JP**

£305,000

Aberaeron - West Wales
Charming Victorian detached town house
4 bedroom accommodation
Large garden to rear
Sea views over Cardigan Bay
Convenient edge of town location
Short walk to the harbour and beach

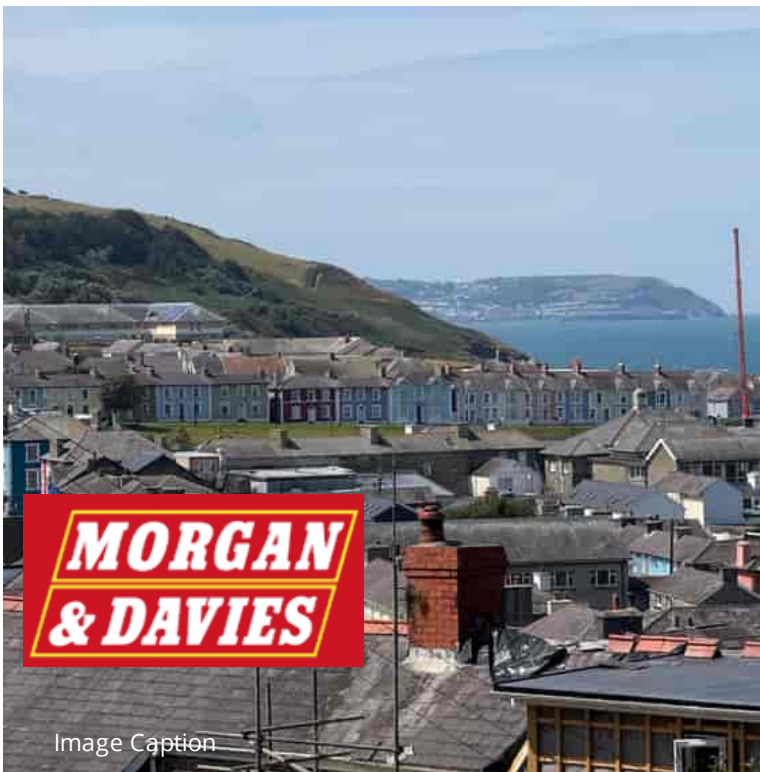


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****Charming detached Victorian town house**Offering 4 bedroom, 1 bathroom accommodation**Located on the edge of the popular harbour town of Aberaeron**Large garden to rear**Outstanding views over Cardigan Bay and Aberaeron town**Walking distance towards town amenities, harbour and the beach**Full of character features**DESERVING OF AN EARLY VIEWING****

The property comprises of entrance hall, sitting room, dining room, kitchen, porch. First floor - 4 double bedrooms and 1 bathroom.

The property is situated within an elevated position overlooking the Georgian harbour town of Aberaeron and has extensive views over Cardigan Bay. The property is within a close walking distance to local facilities and amenities including shops, cafes, bars, restaurants, public transport connectivity, primary and secondary schools, places of worship, playing fields, access to the nearby beaches, harbour and the All Wales coastal path. Aberaeron lies equi distance half an hours drive from Aberystwyth to the north and Cardigan to the south.

GROUND FLOOR

Entrance Hall

5' 6" x 11' 2" (1.68m x 3.40m) via half glazed hardwood door, half flight stairs to split landing and understairs storage.



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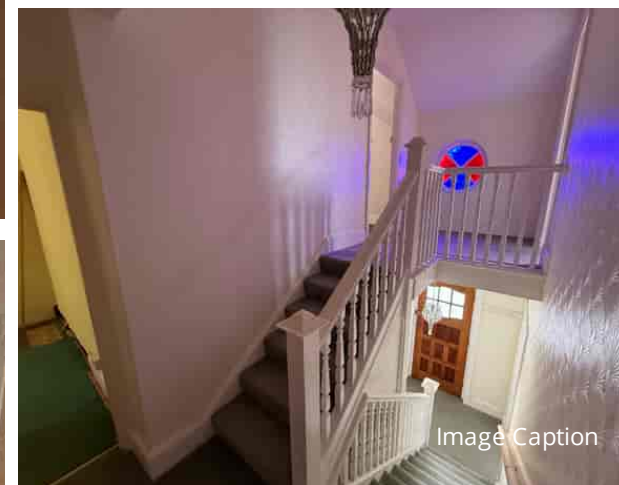


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Lounge





Driving through the town of Aberaeron north towards Aberystwyth, as you leave the town you will see a filling station on your left hand side, across the road for some 100 yards you will see the property as identified by the Agents for sale board.

Tenure

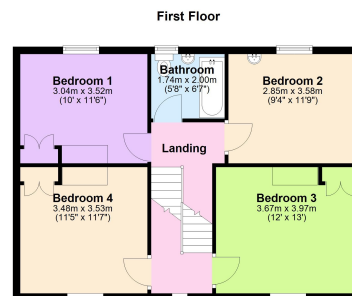
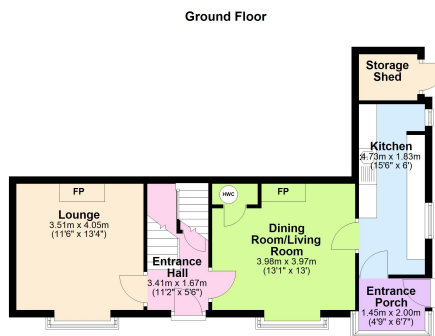
Freehold

Services

We are advised that the property benefits from mains water, electricity and drainage. Economy 7 heating system.

Council Tax Band E (Ceredigion County Council).

Tenure - Freehold.



Total area: approx. 109.8 sq. metres (1182.1 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp

Arael, 6 North Parade, Aberaeron

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	67	10

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

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