

Fully refurbished and spacious 3 bed family dwelling. Aberaeron - West Wales.



Troed Yr Allt, Vicarage Hill, Aberaeron, Ceredigion. SA46 0DY.

£315,000

Ref R/4517/RD

Spacious 3 Bed Semi Detached Dwelling Set within a commodious plot with space for 4+ vehicles to park** Attractive Period Property** Fully Refurbished in recent times** High quality Kitchen and Bathroom** Walking distance to Aberaeron town centre** 2 separate private rear gardens** Useful basement and storage** Close to nearby playing fields** Ideal family home opportunity within this popular coastal town**

****AN IMPRESSIVE PROPERTY THAT MUST BE VIEWED TO BE APPRECIATED****

The property is situated within Aberaeron being conveniently positioned to local facilities including primary and secondary schools, community health centre, local cafes, bars, restaurants, playing fields, places of worship, public transport connectivity and leisure facilities. The property lies an equi distant 30 minutes drive from the larger University towns of Aberystwyth and Lampeter.



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GENERAL

An impressive Period property offering spacious accommodation being subject to refurbishment within the last 4 years or so.

This includes a completely new kitchen, replacement flooring throughout, fully redecorated and upgrades to the basement/storage room.

This is an ideal family home for those seeking to get on the housing ladder within Aberaeron town centre. There is literally no further work to do in order to move in.

The property benefits from 2 private garden areas to the side and rear of the property.

The property also benefits from space for 4+ vehicles to park with a tarmacadamed parking space.

An exceptional property within Aberaeron town centre, close to town amenities which must be viewed to be appreciated.

The accommodation provides as follows viz :

GROUND FLOOR

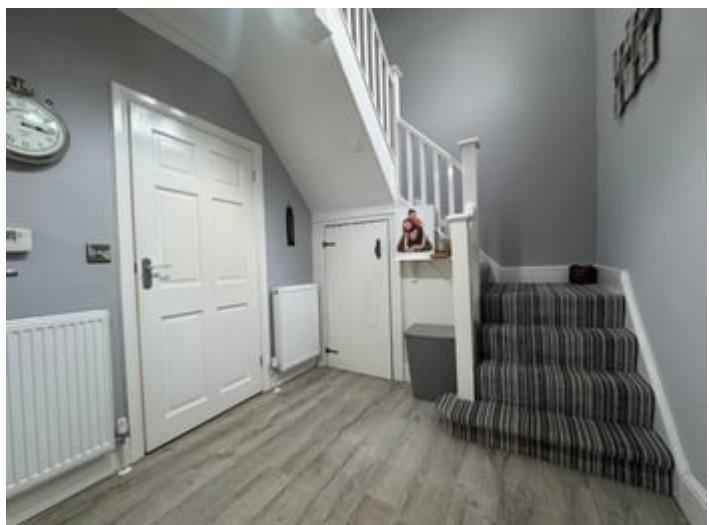
Upvc Porch stucture

with sliding upvc door to front, quarry tiled flooring, lighting.



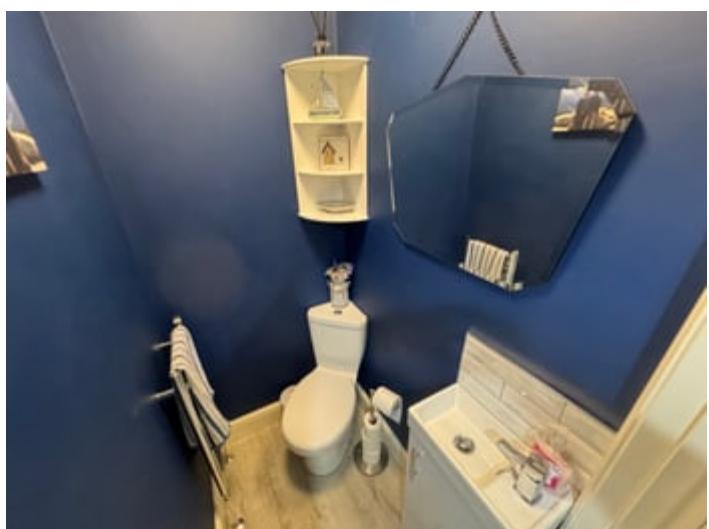
Reception Hallway

10' 8" x 7' 11" (3.25m x 2.41m) via upvc casement door to an inviting hallway with new carpet, understairs cupboard, radiator.



Downstairs W.C.

Having been fully refurbished to include dual flush w.c. single wash hand basin with vanity unit.



Lounge



13' 11" x 15' 0" (4.24m x 4.57m) (into bay) a good sized family room having been fully redecorated with excellent natural light from the feature bay window, electric fire, TV point, new flooring, multiple sockets.

Kitchen

26' 0" x 13' 2" (7.92m x 4.01m) having been completely replaced in the last 4 years providing a high quality grey 'shaker' style kitchen with quartz textured work top and drainer, Belfast sink, space for free standing fridge freezer (option to purchase), fitted dishwasher, space for cooking range (available subject to negotiation), kitchen island with deep pan drawers, new flooring.

Dining Area with space for large 6+ persons table, dual aspect windows overlooking rear and side gardens, multiple sockets, radiator, spot lights to ceiling. Rear door to porch





FIRST FLOOR

Landing

With access to Loft, window to half landing, new carpet.



Front Double Bedroom 1



15' 0" x 11' 0" (4.57m x 3.35m) fully into alcove, fully redecorated with window to front, TV point, multiple sockets, radiator.

Rear Double Bedroom 2

9' 9" x 10' 6" (2.97m x 3.20m) currently used as a nursery. Rear window, radiator, multiple sockets.



Bathroom

Quality family White bathroom suite including corner tiled shower cubicle with waterfall head, new single wash hand basin and vanity unit, dual flush w.c. fully tiled walls and flooring, tiled bath panel, single wash hand basin, w.c. spot lights to ceiling





Rear Double Bedroom 3



9' 7" x 13' 4" (2.92m x 4.06m) fully redecorated, rear window, radiator, multiple sockets.

Basement

26' 0" x 9' 8" (7.92m x 2.95m) with new concrete flooring, an useful storage space housing the oil Worcester boiler, tumble dryer and washing machine connection. Range of base and wall units.



EXTERNALLY

To the Front





The property is bound by an original stone wall with pedestrian access to the main front porch.

Decorative gravelled area with side footpath leading down to

Lower Garden Area

With very attractive railway sleepers, mature hedgerows to boundary providing wonderful privacy.

To Side and Rear

The property is approached from a private tarmac adamed driveway to a parking area with space for 4 vehicles to park.

Double timber gated entrance into the rear garden area with extended patio and steps leading to the rear porch and kitchen areas.

Further extended area laid to lawn with vegetable patches and mature hedgerow to boundary providing privacy.





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



TENURE

The property is of Freehold Tenure.

Services

We are advised the property benefits from Mains Water, Electricity and Drainage. Oil Fired Central Heating. UPVC Double Glazing throughout.

Council Tax Band D (Ceredigion County Council).



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

Strictly by prior appointment only. Please contact our

MATERIAL INFORMATION

Council Tax: Band D

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.

Mobile Signal

4G data and voice

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

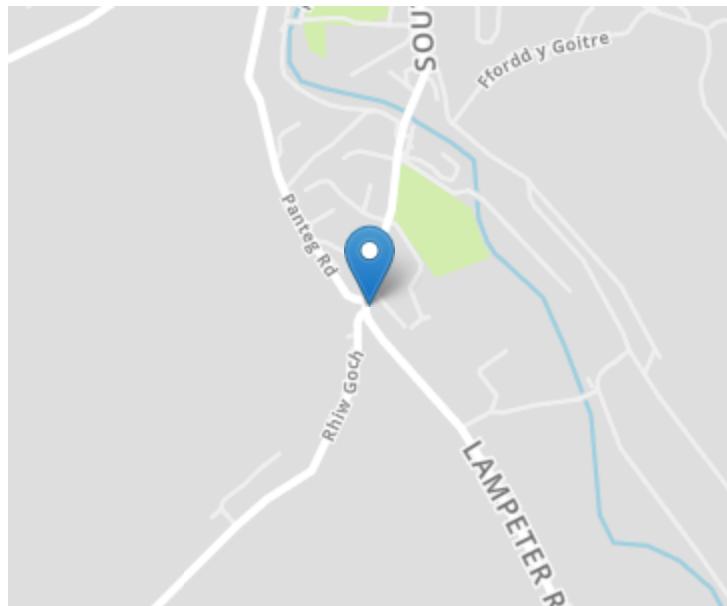
Any risk of coastal erosion? No

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 and Davies proceed up into Bridge Street, turning left adjacent to The Castle Hotel then immediately right up alongside the square field and along Albion Square to the end of the road until you reach the Feathers Royal Hotel. Turn right at this point and continue along this road for approximately half a mile passing the school playing fields and continue up Vicarage Hill and the property is located on the left hand side just before the mini roundabout as identified by the Agents for sale board.

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

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