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**1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS**

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**Hafan, 2a Oxford Street, Aberaeron, Ceredigion, SA46 0JB**

**Asking Price £210,000**

An attractively situated town house offering deceptively spacious accommodation in a tucked away location yet within easy walking distance of all amenities within Aberaeron town centre. The spacious 3 bedroomed, 2 reception room accommodation with good sized kitchen/dining room has the benefit of Oil fired central heating and uPVC double glazing, and although in need of some general updating and modernisation, offers a great opportunity for someone to create their own lovely home in the centre of Aberaeron.

The property has an easy to maintain garden/patio area with an outside shed.



## Location



The property is attractively located in a quiet position fronting a no through lane, just off the centre of the popular destination Georgian Harbour town of Aberaeron, within easy level walking distance of all amenities offered within this vibrant town. Aberaeron offers a great range of local amenities including destination caffes, restaurants and bars, hotels, and has primary and secondary schooling together with community health centre and the Ceredigion County Council local authority offices.

Aberaeron is located on the noted all Wales coastal path.

## Description



The property is a deceptively spacious cottage arranged over two storeys with side addition, having the benefit of Oil fired central heating and uPVC double glazing. The accommodation would be deserving of sympathetic updating but in our opinion is a manageable project for somebody to put their own stamp on this lovely cottage.

The accommodation provides more particularly the following:

### Front entrance door to:

## Hallway



With radiator and access to under stairs storage cupboard.  
Door to:

### Living room

13'6 x 12'9 (4.11m x 3.89m)



With radiator, front window and door to:



### Dining/sitting room

14'5 x 12 (4.39m x 3.66m)



With radiator, front window and door to:

### Kitchen

14'7 x 12'2 (4.45m x 3.71m)



A great space with tiled floor and a range of kitchen units incorporating a double bowl sink unit, oil fired central heating boiler, radiator and side entrance door.

### External cloakroom

With W.C.

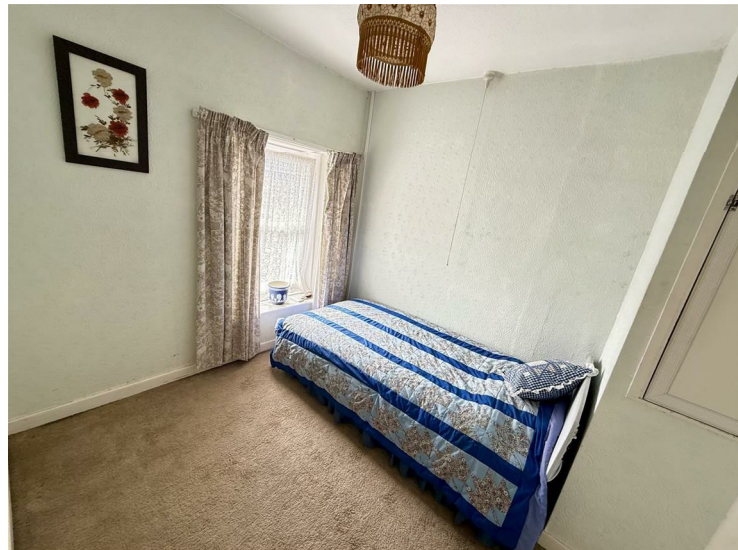
### First Floor

#### Landing

With sky light, radiator and access to airing cupboard which houses the copper cylinder.

### Bedroom 1

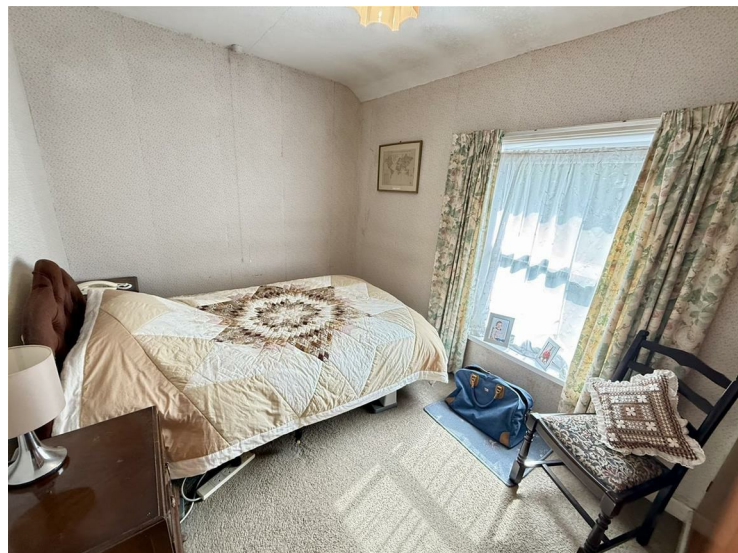
10'1 x 8'2 (3.07m x 2.49m)



Access to loft, storage cupboard and front window.

### Bedroom 2

10'3 x 9'10 (3.12m x 3.00m)



Built in wardrobes and front window.

### Bedroom 3

12' x 8' (3.66m x 2.44m)



Built in wardrobes and front window.



## Bathroom



With half tiled walls, having a shower, wash handbasin with shaver light pointing over, toilet and radiator.

## Externally



The property has an easy to maintain sunny patio area to the side of the property with an external workshop providing valuable storage space.

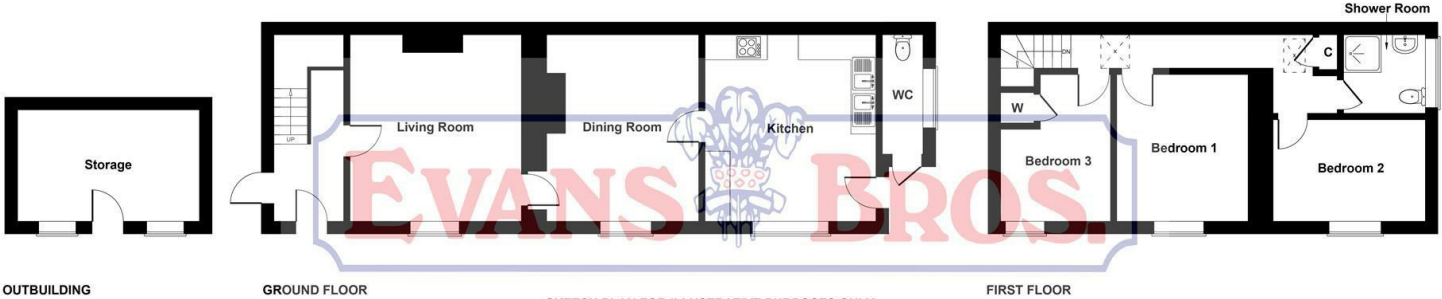
## Services

We are informed that the property is connected to mains water, mains electricity, mains drainage and has the benefit of oil fired central heating.

## Council Tax Band D

We are informed that the amount payable per annum is £2296.



2A Oxford Street, Aberaeron, SA46 0JB



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
			



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