MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A stunning 2 bedroom apartment overlooking town square & park. Aberaeron town centre on Cardigan Bay - West Wales.









2 Yr Hen Fanc, North Road, Aberaeron, Ceredigion. SA46 0JG.

£255,000

Ref R/5214/RD

Stunning 2 bed apartment Overlooking main town centre and square field**First floor apartment with 2 bed accommodation**Finished to the highest order**No expense spared on fixtures and fittings**Walking distance to town centre amenities**Grade II* Listed Building**Wealth of original character features**Spacious kitchen, dining and living space**High quality bathroom**Wealth of natural light**Ideal for those seeking to get onto the house ladder or those seeking a bolt hole in Aberaeron**Currently run as a successful holiday business with the option to continue **One of the finest apartments to come on the market in Aberaeron in recent times**MUST BE VIEWED TO BE APPRECIATED**

The property is situated within the Georgian harbour town of Aberaeron close to local amenities and services including primary and secondary schools, leisure centre, community health centre, local parks, public transport connectivity, traditional high street offerings, local cafes, bars and restaurants. The larger centres of Aberystwyth, Cardigan and Lampeter are all within 30 minutes equi distant drive from the property.

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GENERAL

A highly impressive 2 bed apartment set on the 1st floor of the former HSBC bank within Aberaeron town centre.

The property was converted some 7-8 years ago and boasts a wealth of original character features including decorative archways and cornices, original fireplaces and windows overlooking the town centre and square field.

The property is available fully furnished, subject to negotiation and is currently being run as a successful holiday let property, with a wealth of repeat business.

A GREAT OPPORTUNITY NOT TO BE MISSED !

The accommodation provides more particularly as follows -

FIRST FLOOR

Entrance Hallway

Accessed from the ground floor via glass panel door with staircase to first floor, radiator.





Kitchen

9' 3" x 12' 9" (2.82m x 3.89m) with high quality dual tone kitchen base and wall units, wood effect work top, 1½ stainless steel sink and drainer with mixer tap, Beko oven and grill, induction hobs with extractor over, fitted fridge freezer, fitted dishwasher, conservation roof lights over, boiler cupboard, wood effect flooring, open plan to -











Dining Area

With access to loft. Space for 4+ persons table. Open plan into -





Lounge

13' 7" x 4' 7" (4.14m x 1.40m) with original sash windows (with secondary glazing) overlooking the town centre and square field allowing excellent natural light into the building, decorative slate fireplace with cast iron fire and tile surround on a slate hearth, wood effect flooring, 2 x radiators, tv point.

















Bedroom 1

9' 3" x 11' 7" (2.82m x 3.53m) a double bedroom (currently with 2 single beds) with dual aspect windows (secondary glazing) overlooking the town centre and square field, radiator, multiple sockets, wardrobe space.







Bathroom

7' 6" x 8' 5" (2.29m x 2.57m) accessed via a decorative archway with modern white suite including corner enclosed shower, separate panelled bath, single wash hand basin w.c. heated towel rail, tile flooring, front window, spot lights to ceiling.





Bedroom 2

12' 6" x 11' 9" (3.81m x 3.58m) a double bedroom, window to front, multiple sockets, radiator, wardrobe space.











EXTERNALLY

To the Front

The property fronts onto North Road and Alban Square with access immediately from North Road to the front of the building.





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

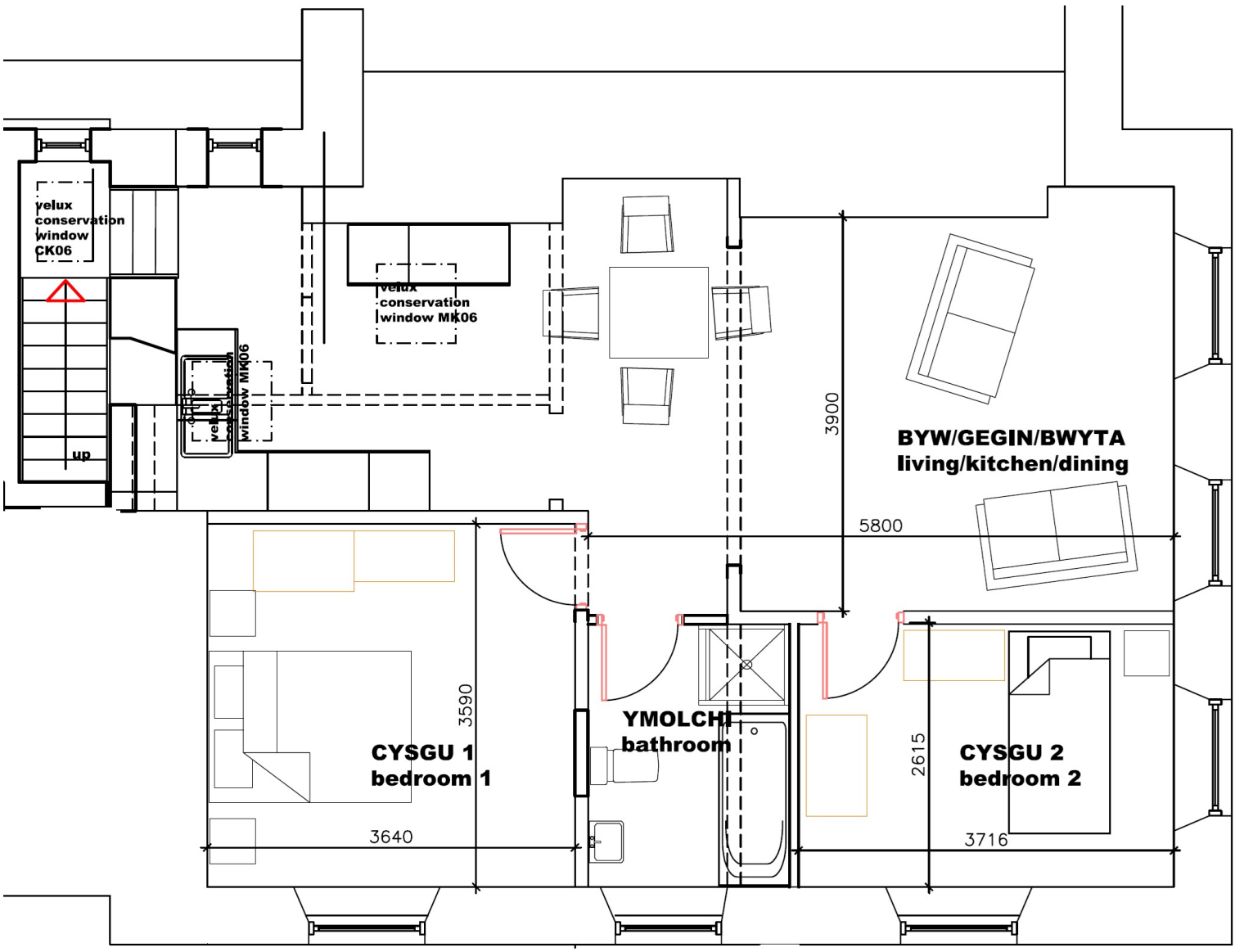
Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.
To keep up to date please visit our Website, Facebook and Instagram Pages

Services

The property benefits from mains water, electricity and drainage. Electric central heating.

Council Tax Band Authority - (Ceredigion County Council).

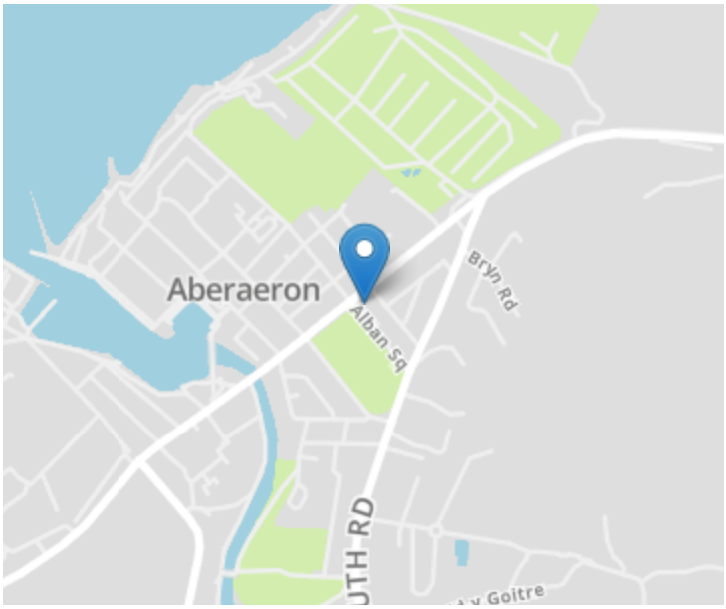
The property measures at approximately 850 square feet.


velux
conservation
window
CK06
velux
conservation
window MK06
velux
conservation
window MK06
up
3900
BYW/GEGIN/BWYTA
living/kitchen/dining
5800
3590
CYSGU 1
bedroom 1
3640
YMOLCHI
bathroom
2615
CYSGU 2
bedroom 2
3716

MATERIAL INFORMATION

Council Tax:
N/A
Parking Types: No Parking Available. On Street.
Heating Sources: Electric.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
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? 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 and Davies turn right up Market Street proceed onto Bridge Street, turn left and continue past the square field and the former HSBC is located on the right hand side.

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

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