MORGAN & DAVIES
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Local knowledge, National coverage

PRIME PRIME PRIME ! 4 bed Period town house with outstanding aspect over Aberaeron harbour. Cardigan Bay - West Wales.









5 Belle Vue Terrace, Aberaeron, Ceredigion. SA46 0BB.

£535,000

Ref R/5061/RD

PRIME PRIME PRIME ! LOCATION LOCATION LOCATION ! *Grade II 4 bed mid terraced town house**Overlooking Aberaeron harbour**THESE DON'T COME ON OFTEN**Private rear parking and garage**Walking distance to town centre amenities**One of the most famous addresses along the Cardigan Bay coastline**Impressive and original character features**In need of modernisation**Has the potential to be one of the finest homes within this favoured Georgian harbour town**AN OPPORTUNITY NOT TO BE MISSED ! **

The property is located along Belle Vue Terrace, one of the sought after addresses within this Georgian harbour town.The town of Aberaeron offers a good level of local amenities and services including primary and secondary schools, leisure centre, community health centre, good public transport connectivity, traditional high street offerings, local cafes bars and restaurants. The town lies equi distant 30 minutes' drive from the larger amenity centres of Lampeter and Aberystwyth. The property is located along Belle Vue Terrace overlooking the town harbour towards the coast.

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GENERAL

The property comprises of a Grade II listed mid terraced property with original and typical Georgian features remaining throughout.

The property benefits from a private rear garden space with garage and also parking area to the rear along the service lane.

The accommodation provides as follows -

GROUND FLOOR

Entrance Hallway

2' 7" x 11' 7" (0.79m x 3.53m) accessed via hardwood door with fan light over, original archway, radiator, BT point.





Sitting Room

9' 5" x 14' 4" (2.87m x 4.37m) with part tiled fireplace and surround, radiator, multiple sockets, window to front with views over Aberaeron harbour.







Lounge

11' 5" x 14' 3" (3.48m x 4.34m) with window to front with views over Aberaeron harbour, multiple sockets, radiator. Modern fireplace with granite surround and hearth. Open plan into –









Dining Room

8' 9" x 11' 2" (2.67m x 3.40m) with space for dining table, window to rear garden, radiator, multiple sockets. Connecting door into –

Ground Floor Shower Room

8' 8" x 5' 9" (2.64m x 1.75m) with a corner enclosed shower with single wash hand basin, w.c. side window, storage cupboard. (Please note there is evidence of dampness in this room).



Kitchen

16' 6" x 9' 0" (5.03m x 2.74m) with a range of cream base and wall units, formica work top, stainless steel sink and drainer with mixer tap, electric cooker, electric hobs with extractor over, rear window, rear door to garden, radiator, space for dining table. Access to –





Cellar

10' 3" x 30' 9" (3.12m x 9.37m) accessed via original slate steps with cobbled flooring,5'7" height, currently housing the oil boiler.

FIRST FLOOR

Split Level Landing

With access to loft.



Front Bedroom 1

12' 8" x 14' 9" (3.86m x 4.50m) a double bedroom, window to front enjoying views over the harbour, radiator, multiple sockets.





Front Bedroom 2 / Box Room

8' 7" x 5' 9" (2.62m x 1.75m) with window to front, electric sockets, radiator.



Front Bedroom 3

9' 8" x 14' 3" (2.95m x 4.34m) a double bedroom with views over harbour, multiple sockets, radiator.







Rear Bedroom 4

14' 5" x 10' 1" (4.39m x 3.07m) a double bedroom, window to rear garden, multiple sockets, radiator.



W.C.

With w.c. with velux roof light over.



Bathroom

9' 4" x 9' 5" (2.84m x 2.87m) a period brown panelled bath, single wash hand basin, radiator, airing cupboard, rear window to garden, part tiled walls.



EXTERNALLY

To the Front

The property is approached from Belle Vue Terrace with cobbled footpath to front.





To the Rear

An enclosed rear garden area being south facing with extending concrete patio area from the kitchen. Cobbled path dividing a lawned garden with mature planting to borders, range of fruit trees and path to rear service lane.









Garage

17' 4" x 17' 2" (5.28m x 5.23m) a double garage with 2 up and over doors of block construction under a cement fibre roof. Electricity connected. Pedestrian door to side. Rear windows.





Stone Outbuilding



A whitewashed stone outbuilding with slate roof used as a potting shed.

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 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. Oil central heating.

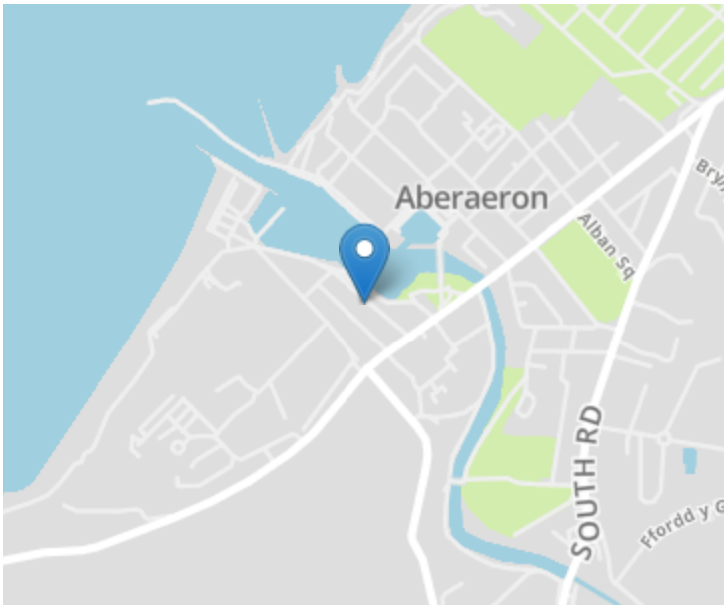
Tenure - The Property we are informed is of Freehold Tenure.

Council Tax Band F (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band F
N/A
Parking Types: Garage. Private.
Heating Sources: Oil.
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? 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 & Davies office proceed onto Bridge Street. At the junction opposite Boots, take the right hand tuning heading south on the A487, proceed over the town bridge and turn right opposite the church onto Belle Vue Terrace and the property is located on the left hand side 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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