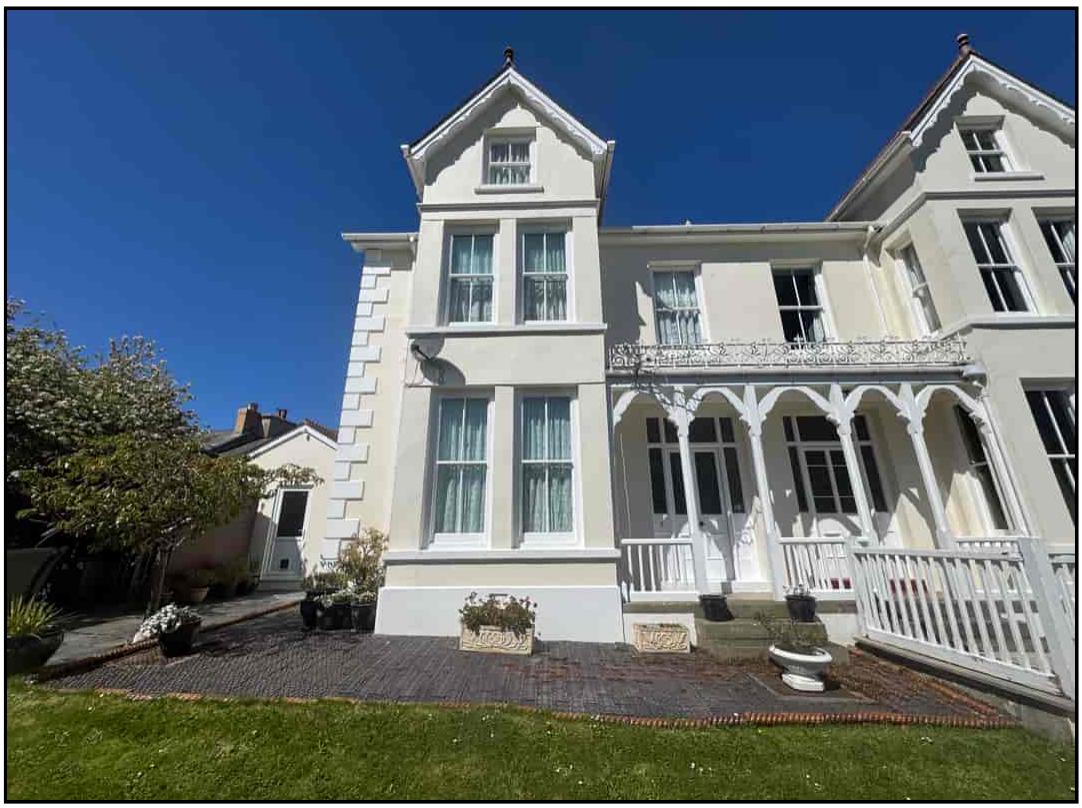
MORGAN & DAVIES
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Estate Agents | Property Advisers
Local knowledge, National coverage

Substantial Period residence. Within popular coastal community. Being a short walking distance to the beach. Less than 1 mile Aberaeron. Cardigan Bay - West Wales.









Arfryn, Aberarth, Aberaeron, Ceredigion. SA46 0LX.

£440,000

REF R/5223/RD

Impressive period property Wealth of original character features**Spacious accommodation**Large private rear courtyard**One of the finest and most elegant home to come onto the market in this popular coastal community**Very prominent and well known local landmark**South and west facing gardens**Accommodation is split across three floors**Walking distance to beach**Ample space to 'work from home' opportunity**Garage**Tastefully decorated and well presented**Less than 1 mile Aberaeron**A TRUE GEM ALONG THE CARDIGAN BAY COASTLINE**

The property is situated within the coastal community of Aberarth with its active community hall and good public transport connectivities. There is also a popular local beach and footpath and connections to the All Wales coastal path. The famous Georgian harbour town of Aberaeron is less than 1 mile from the property offering a good level of local amenities and services including primary and secondary schools, integrated community health centre, leisure centre, parks, local cafes bars, restaurants and traditional high street offerings. The University town of Aberystwyth is some 30 minutes drive to the north.

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12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
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Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk

CARMARTHEN
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Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

www.morgananddavies.co.uk

GENERAL

An impressive Victorian property set within the heart of this coastal community offering substantial accommodation across three floors.

The dwelling is sat within a commodious plot with ample private garden and parking space but also being a short walking distance to the nearby beaches at Aberarth.

A wealth of character features and retained including original fireplaces, cornices, tiling, doorways. Staircase and feature bay windows to front elevation.

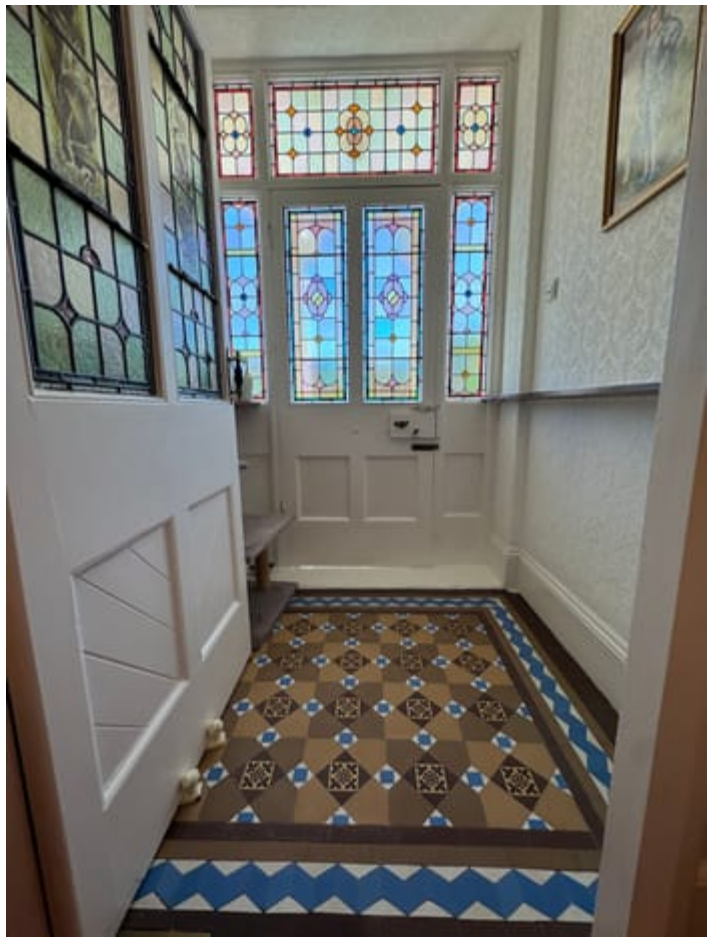
ALL IN ALL A WONDERFUL OPPORTUNITY TO SECURE ONE OF THE MOST PROMINENT HOUSES LOCATED ALONG THE CARDIGAN BAY COASTLINE.

The Accommodation provides more particularly as follows -

GROUND FLOOR

Front Vestibule

5' 6" x 5' 8" (1.68m x 1.73m) accessed from the front covered verandah with stained glass front door, patterned Victorian quarry tiled flooring, original cornices to ceiling, stained glass panel door leading into -





Reception Hallway

18' 9" x 5' 9" (5.71m x 1.75m) with radiator, original cornices and archways and decorative rose light fitting, multiple sockets, original pitch pine staircase.









Lounge

14' 2" x 13' 9" (4.32m x 4.19m) with feature bay window to front allowing excellent natural light and overlooking the village and countryside in the distance, original painted slate fireplace with cast iron fire, tv point, multiple sockets, radiator.





Dining Room

14' 7" x 13' 3" (4.45m x 4.04m) with side window, original cornices and picture rails, radiator.

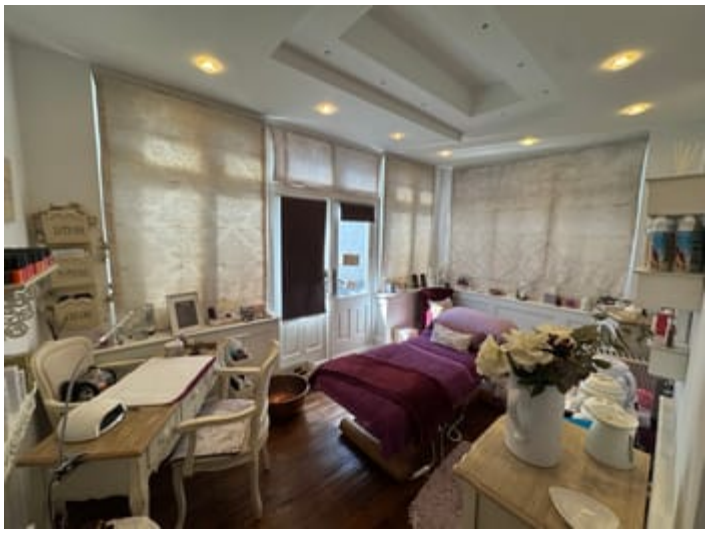
Inner Hallway

With access to understairs cupboard and side storage cupboard, radiator. Access into



Conservatory

8' 8" x 16' 7" (2.64m x 5.05m) a wonderful addition to the property enjoying a southerly aspect of timber construction with windows and doors to side, radiator, wood effect flooring, multiple sockets.





Snug

10' 5" x 11' 1" (3.17m x 3.38m) with tv point. Side window to conservatory, picture rail, wood effect flooring, multiple sockets. Connecting door into -



Kitchen

14' 2" x 11' 4" (4.32m x 3.45m) with a range of base and wall units with high gloss worktop surfaces and back splash, induction hobs with extractor over, electric oven and grill, wood effect flooring, 1½ sink and drainer with mixer tap, side window, radiator. Connecting door into -









Utility Room

6' 5" x 11' 4" (1.96m x 3.45m) with a range of base and wall units, under larder appliance space, plumbing for automatic washing machine, wood effect flooring, side window. Access to rear hallway with external door to rear courtyard. Side storage cupboard.





W.C.

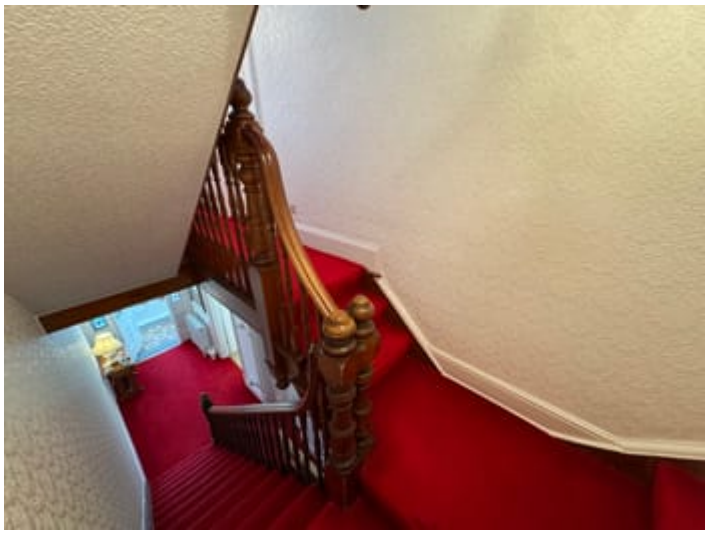
With w.c. single wash hand basin, radiator, side window.



FIRST FLOOR

Split level Landing

Accessed via the original pitch pine staircase to rear landing, airing cupboard. Access to -



W.C

With w.c. side window.



Rear Bedroom 1

11' 4" x 11' 3" (3.45m x 3.43m) a double bedroom, dual aspect windows to rear and side, tv point, multiple sockets, radiator, space for large wardrobe, corner enclosed shower with multi function shower controls.







Front Landing

With radiator.



Bedroom 2

14' 4" x 13' 5" (4.37m x 4.09m) a double bedroom, dual aspect windows to rear and side, multiple sockets, tv point, radiator.









Bedroom 3

13' 9" x 12' 1" (4.19m x 3.68m) a luxurious double bedroom with feature bay window to front overlooking the village and allowing excellent natural light, side window, picture rails, multiple sockets.





Bathroom

9' 2" x 8' 8" (2.79m x 2.64m) with enclosed corner shower with multi function shower controls, w.c. panelled bath, single wash hand basin and vanity unit with quartz worktop, window to front, half tiled walls, radiator.





SECOND FLOOR

.

Original staircase continuing to the upper level of the house with velux roof light over. Access to -





Study

8' 10" x 8' 4" (2.69m x 2.54m) with range of fitted oak effect storage units and desk. Access to under eaves storage area. Roof light over, multiple sockets, radiator.



Bedroom 4 / Play Room

22' 5" x 12' 2" (6.83m x 3.71m) currently with a snooker table, window to front, multiple sockets, radiator. Access to under eaves storage area.



EXTERNALLY

To the rear

The property is approached via the central village road with access into the rear courtyard via large double gates to provide privacy to the property.

Space for 3+ vehicles to park.

External boiler area.





Single Garage

With up and over door with pedestrian access to the front of the garage.



To the Front

Front verandah overlooking the main garden area which is predominantly laid to lawn with a range of mature trees. Space for summer house and outside seating area enjoying sunshine throughout the day.











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. Oil central heating.

Council Tax Band E (Ceredigion County Council).

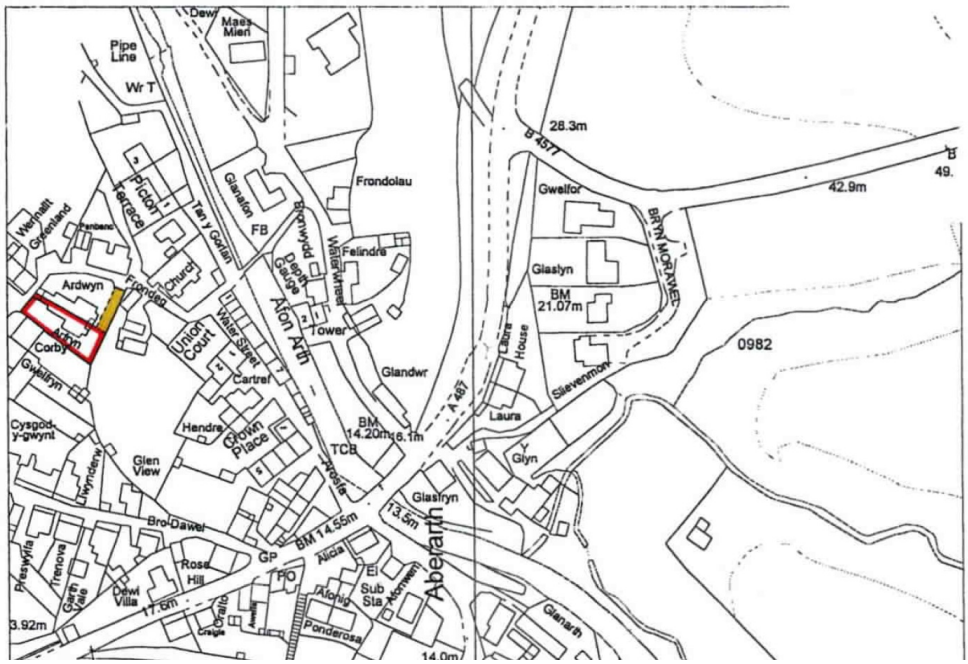
Tenure - Freehold.

H.M. LAND REGISTRY

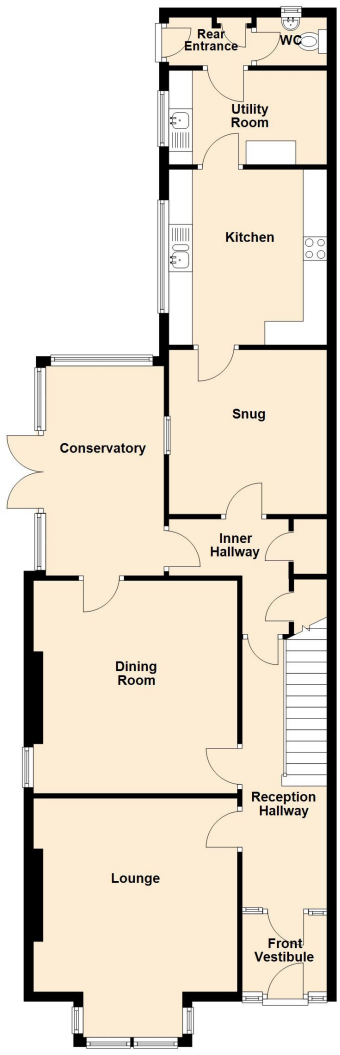
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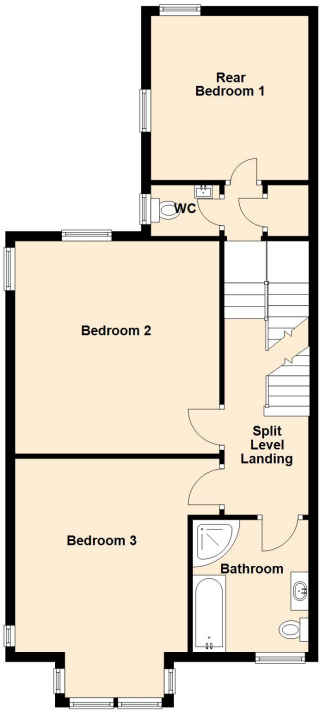
ORDNANCE SURVEY PLAN REFERENCE	SN4763 SN4863	Scale 1/ 2500
ADMINISTRATIVE AREA	CEREDIGION / SIR CEREDIGION	© Crown Copyright 19



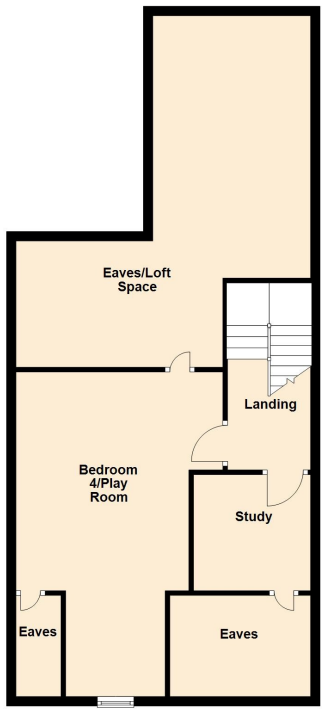
Ground Floor



First Floor


Rear
Bedroom 1
WC
Bedroom 2
Split
Level
Landing
Bedroom 3
Bathroom

Second Floor

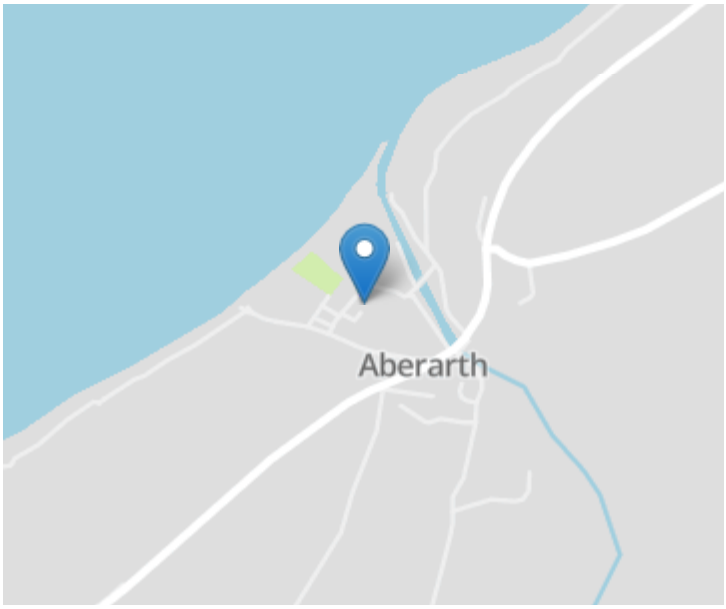


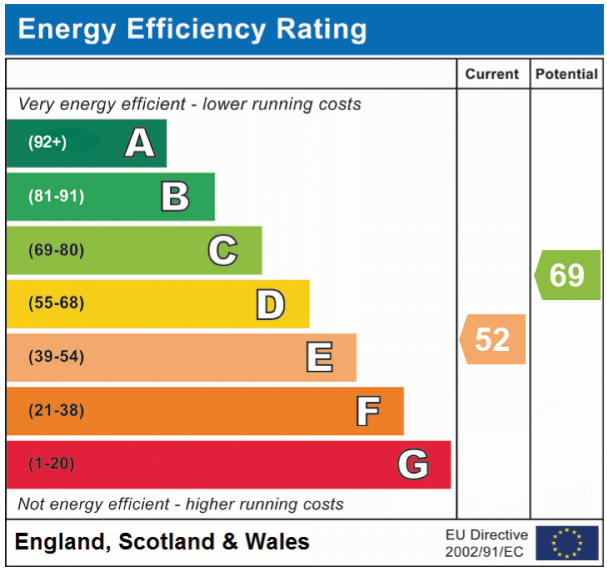
MATERIAL INFORMATION

Council Tax: Band E
N/A
Parking Types: Driveway. Garage. Private.
Heating Sources: Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: E (52)
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

MORGAN & DAVIES
EST. 1989





Directions

From Aberaron head north on the A487 to the village of Aberarth, taking the 1st left hand exit in the village after the blue Georgian house on the junction. Continue along this road, bearing right and running past the front of the village hall and at the bend in the road the property access is located is immediately on your right hand side.

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

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