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Local knowledge, National coverage

Attention 1st time buyer / Attention Investors. Cosy 2 bedroom coach house. Aberaeron on Cardigan Bay - West Wales.









Coach House, Panteg Road, Aberaeron, Ceredigion. SA46 0EP.

£249,500

REF R/5400/RD

*Attention 1st time buyers / Attention investors**Cosy 2 bedroom town centre accommodation**Private rear garden**Walking distance to town centre amenities**Good standard of living accommodation**Previously used as a successful holiday let business**Ideal opportunity to get onto the housing ladder within this popular coastal town**Walking distance to beach**AN OPPORTUNITY NOT TO BE MISSED !

The property is situated within the Georgian harbour town of Aberaeron with its primary school and secondary school, community health centre, leisure centre, swimming pool, local cafes, bars, restaurants, shops, harbourside and with excellent public transport connectivity. The larger towns of Cardigan and Aberystwyth are equidistance 30 minutes drive from the property with a wider range of national and local retailers, university, hospitals etc

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GROUND FLOOR

Entrance Hallway



13' 2" x 4' 4" (4.01m x 1.32m) accessed via glass panel door, radiator, understairs cupboard.

Shower Room





5' 7" x 8' 1" (1.70m x 2.46m) with 4'9" shower with waterfall head with side glass panel, w.c. single wash hand basin, vanity unit, heated towel rail, side window, tile effect vinyl flooring.

Bedroom 1







9' 6" x 9' 4" (2.90m x 2.84m) with window to front, radiator, multiple sockets.

Bedroom 2



11' 1" x 12' 4" (3.38m x 3.76m) a double bedroom, window to front, multiple sockets, radiator.

FIRST FLOOR

Landing



With window to rear. Glass door leading into -

Open Plan Living and Dining Room













19' 2" x 13' 2" (5.84m x 4.01m) a comfortable family living space with stable door with distant views towards the coast and the North Wales coastline. External steps to ground floor. 2 windows to front, space for large furniture and dining table, tv point, 2 radiators.

Kitchen







10' 1" x 9' 7" (3.07m x 2.92m) with oak base and wall units, formica work tops, stainless steel sink and drainer with mixer tap, fitted cupboards, Hotpoint electric oven and grill, induction hobs with extractor over, multiple sockets, washing machine connection, 1½ stainless steel sink and drainer with mixer tap, tiled splash back, tile effect vinyl flooring.

EXTERNALLY

To the Front

The property is approached off Panteg Road along a private driveway with footpath access to front door and step down into -





Rear Contained Garden Area









With 6ft walls and fencing to boundaries allowing a south and west facing garden area being completely private and not over looked with finished decorative stone gravel areas and patio. Step down to -

Lower Garden Area



With timber Garden 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 ARRANGEMENTS

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 fired central heating.

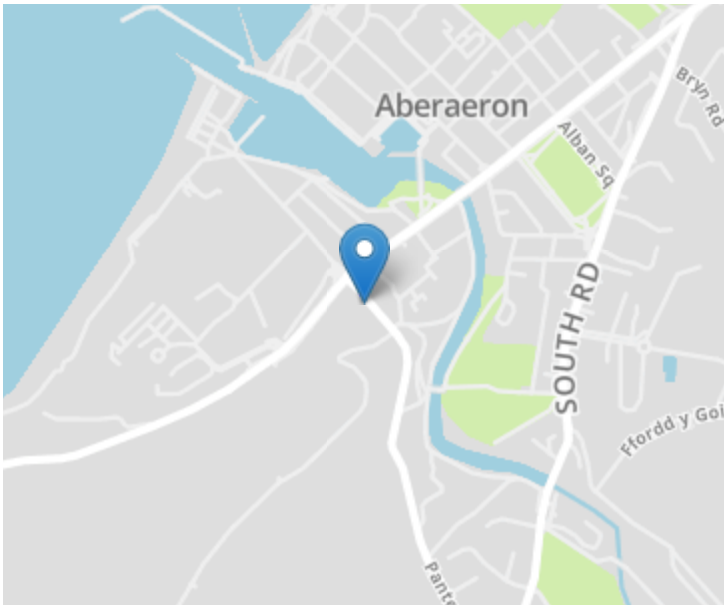
Tenure - Freehold.

Council Tax Band Authority - Ceredigion County Council.

MATERIAL INFORMATION

Council Tax:
N/A
Parking Types: On Street.
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 and Davies on Market Street proceed to the end of the street onto Bridge Street taking the right hand exit along the A487. Heading up out of the town passing the church on your left hand side and take the immediate left hand turning onto Panteg Road, continue for approximately 50 yards and the property is located on the left right 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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