MORGAN & DAVIES
EST. 1989

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Estate Agents | Property Advisers
Local knowledge, National coverage

Attention 1st time buyers. Ideal for those seeking to downsize. Fully refurbished 3 bedroom town centre property with parking. Aberaeron, Cardigan Bay. West Wales.









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

£315,000

R/5415/RD

** Attention 1st time buyers ** Fully refurbished 3 bedroom town centre property ** Private parking ** Refurbishment works include new kitchen, new flooring, new bathroom, fully rewired, fully replumbed, new lighting, new parking area, new rear patio ** Level walking distance to town centre amenities ** Ideal opportunity to get onto the housing ladder ** Suitable for those seeking to downsize within Aberaeron town ** Quiet area of the town off the beaten track ** MUST BE VIEWED TO BE APPRECIATED **

The property is situated centrally within the Georgian harbour town of Aberaeron with its primary and secondary school, leisure centre, community health centre, leisure facilities, traditional high street offerings, local cafes, bars, restaurants and good public transport connectivity. The larger centres of Aberystwyth, Lampeter and Cardigan are all within 30 minutes drive of the property.

LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk

ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk

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

www.morgananddavies.co.uk

GENERAL

A wonderful fully refurbished 3 bedroom property providing deceptively spacious accommodation with private parking.

New works include new kitchen, new flooring, new bathroom, fully rewired, fully replumbed, new lighting, new parking area and new rear patio. A wonderful opportunity to get on the housing ladder and one of the finest homes available within the town at present.

The accommodation provides more particularly as follows:

GROUND FLOOR

Entrance Hallway

5' 9" x 6' 3" (1.75m x 1.91m) accessed via new composite door, tiled flooring, staircase to first floor.





WC

With w.c. single wash hand basin, heated towel rail, half tiled walls, light up mirror.



Lounge

12' 4" x 12' 2" (3.76m x 3.71m) with new wood effect vinyl click flooring, feature panelled wall with wall lights, radiator, window to front, multiple sockets, TV point, spotlights to ceiling. Open plan into:









Kitchen, Living and Dining Area

14' 3" x 26' 5" (4.34m x 8.05m) kitchen with new Hunter green coloured base and wall units, sink and drainer with mixer tap, electric oven and grill, induction hobs with extractor over, tiled splash back, rear window and door to new patio area, spotlights to ceiling, space for free standing fridge/freezer, wood effect vinyl click flooring.

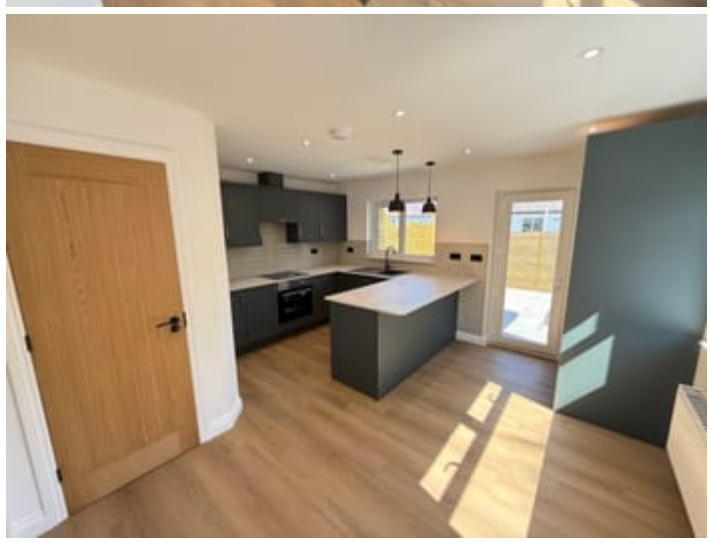


Space for 6+ persons dining table and additional seating area, 2 windows to front, multiple sockets, TV point, spotlights to ceiling, side boiler cupboard.













FIRST FLOOR

Landing

With spotlights to ceiling, side airing cupboard and separate radiator.

Front Bedroom 1

9' 9" x 9' 6" (2.97m x 2.90m) single bedroom with window to front, multiple sockets, radiator, side storage cupboard, access to loft.





Front Bedroom 2

10' 10" x 9' 5" (3.30m x 2.87m) double bedroom, window to front, multiple sockets, radiator.





Front Bedroom 3

11' 9" x 8' 1" (3.58m x 2.46m) double bedroom, window to front, multiple sockets, radiator.





Shower Room

5' 9" x 7' 1" (1.75m x 2.16m) fully refurbished with modern shower suite with black finishings, corner enclosed shower with 1200mm tray, single wash hand basin on vanity unit, heated towel rail, tiled flooring, WC, spotlights to ceiling, side window.





EXTERNALLY

To Front

The property is approached via the adjoining county road with immediate access to the front door and patio.









To Rear

Rear patio area fully refurbished with extending covered canopy from the kitchen area enjoying a wonderful aspect being completely private with rendered stone wall boundary and rear fencing with access to external storage cupboard and connecting gated access into rear parking area with space for 1+ vehicle to park and side oil tank storage area.













ANTI MONEY LAUNDERING

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

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 - Freehold.

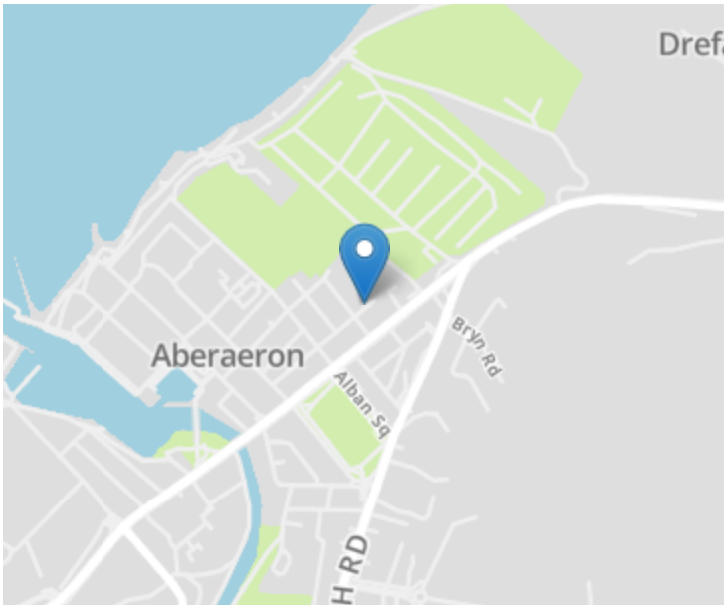
Council Tax Band D (Ceredigion County Council).

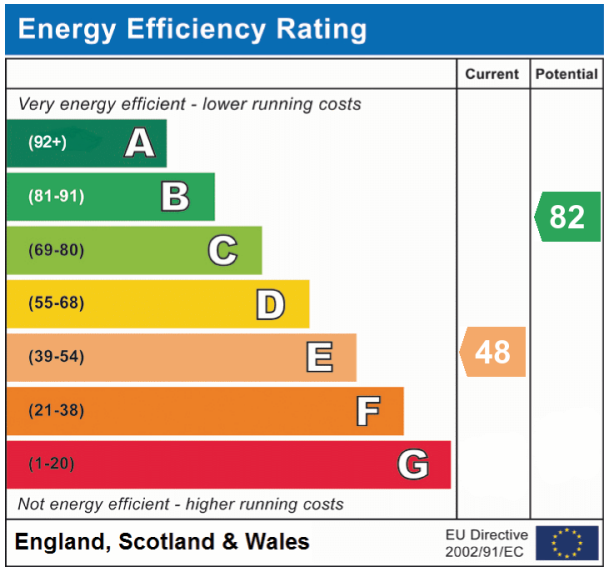
MATERIAL INFORMATION

Council Tax: Band D
N/A
Parking Types: 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 (48)
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

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Directions

From Morgan and Davies turn right along Market Street onto its junction with Bridge Street opposite Boots. Take the left hand turning onto the A487 heading north past the playing fields on your right hand side and passing Regent Street on your left. Continue until you reach Oxford Street on the left hand side. Turn onto Oxford Street taking the immediate right hand turning onto Masons Road and the property is located immediately on the left hand side.

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600
E: aberaeron@morgananddavies.co.uk
http://www.morgananddavies.co.uk

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