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Pantawel, 7 North Parade, Aberaeron, SA46 0JP

Asking Price £385,000

Nestled on the outskirts of Aberaeron, this charming period house offers a splendid opportunity for families seeking a coastal retreat. With three spacious double bedrooms and two reception rooms, the property provides ample room for both relaxation and family life. The well-appointed kitchen is a delight for any home cook, while the luxurious bathroom adds a touch of elegance to daily routines.

One of the standout features of this home is its large terraced rear garden, which boasts panoramic views of Cardigan Bay. The garden is not only a perfect space for children to play but also an ideal spot for gardening enthusiasts to cultivate their green thumbs. The property's location is particularly advantageous, offering both the tranquillity of coastal living and the convenience of being close to Aberaeron's charming amenities. Whether you are drawn to the local shops, delightful eateries, or the stunning coastal path, everything you need is just a stone's throw away.

This house is a rare find, combining period charm with modern comforts, making it an excellent choice for those looking to embrace a coastal lifestyle in a picturesque setting. Don't miss the chance to make this delightful property your new home.

Location



Attractively located in a popular location, being elevated with direct views out over Cardigan Bay and overlooking Aberaeron town. The property is conveniently located adjoining the A487 roadway on the outskirts of the town within easy walking distance of the town centre and its many popular destination shops, cafes, pubs, restaurants and also housing the primary and secondary schools and local authority head offices. The property enjoys panoramic 180° views over Cardigan Bay towards New Quay to the south and Aberystwyth towards the Llyn Peninsula to the north.

Description



An attractive semi-detached period style property, offering superbly presented yet characterful accommodation with attractive kitchen and bathroom, with the benefit of uPVC double glazing and oil fired central heating. The property has extensive terraced rear gardens with even better views to enjoy those alfresco evenings.

The property affords more particularly the following:

Front entrance porch



Door to:

Hallway



With stairs to first floor and radiator.

Living room

11'6 x 11'6 (3.51m x 3.51m)



Feature marble fireplace (not operational), attractive exposed timber floor, attractive front bay window, coved ceiling.

Dining room

11'7 x 10'7 (3.53m x 3.23m)



A characterful room with exposed timber flooring, feature Victorian styled fireplace with marble surround having open flue, front bay window.

Feature arched rear lobby

Leading to:

Kitchen & breakfast room

12'9 x 11'6 (3.89m x 3.51m)



With oak flooring, attractive range of modern kitchen units at base and wall level, providing ample granite worksurfaces and storage cupboards. This incorporates an integrated microwave, integrated electric range, integrated fridge, space for washing machine/dishwasher, sink drainer, side window. Door to:

Utility room

13 x 4 (3.96m x 1.22m)

Side entrance door.

First floor

Galleried landing



Front bedroom 1

11'6 x 11'6 (3.51m x 3.51m)



With radiator and front window enjoying attractive views over the town and towards Cardigan Bay.

Bedroom 2

11'7 x 10'7 (3.53m x 3.23m)



With radiator and front window enjoying attractive views over the town and towards Cardigan Bay.

Study/child's bedroom

6'10 x 4'5 (2.08m x 1.35m)

With front window with attractive views.

Rear Bedroom 3

13 x 11'2 (3.96m x 3.40m)



Large rear window, radiator, door to storage cupboard.

Bathroom

10'8 x 9'4 + recess 7'4 x 6'1 (3.25m x 2.84m + recess 2.24m x 1.85m)



Recently refurbished with a luxury suite having a feature oval shaped free standing bath on a raised tiled plinth, vanity unit with wash handbasin inset, toilet, large 6'0 easy access shower with power shower unit, rear window.



Externally



There is informal parking on the front pavement with steps leading up to railed forecourt, to the rear of the property is useful storage building.

Storage building

9'6 x 5'4 min (2.90m x 1.63m min)



Opening out with Oil fired central heating boiler and external cloakroom with W.C. and wash handbasin.

Gardens & Grounds



Steps leading up to extensive terraced gardens currently laid to lawn with various flower and shrub borders. These enjoy panoramic and extensive views over the town and Cardigan Bay beyond and being ideal for alfresco entertaining.

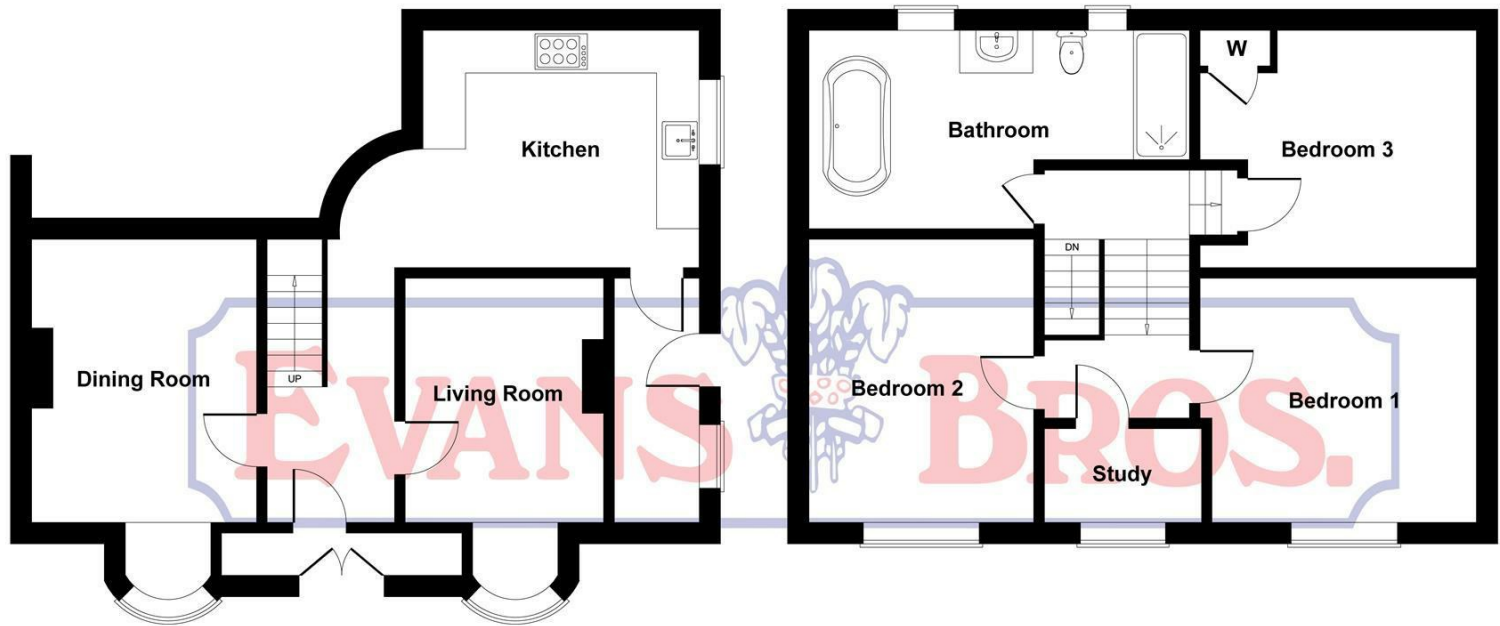
Services

We are informed the property is connected to mains water, mains electricity, mains drainage, oil fired central heating, BT subject to transfer, broadband connected.

Council Tax - E

We are informed the amount payable per annum is £2806

Pant Awel, 7 North Parade



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	46	69
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(39-54) E		
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EU Directive 2002/91/EC		



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