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**Mor Ewyn Beach Parade, Aberaeron, Ceredigion, SA46 0BE**

**Asking Price £495,000**

**\*\* A rare opportunity to own a home on Beach Parade, Aberaeron \*\***

Situated in one of Aberaeron's most sought-after locations, this charming property offers breath-taking views across the sea and harbour, along with the exciting potential to create a truly exceptional family home. The original house has been lovingly preserved in its current form, providing the perfect blank canvas for renovation and refurbishment to suit your own style and vision. With 3 generous reception rooms and up to 5 well-proportioned bedrooms, there is ample space for family living, entertaining, and welcoming guests. Outside, the property benefits from valuable off-road parking, a garage, and a garden area - adding both practicality and appeal for residents and visitors alike.

Homes in Beach Parade rarely come on the market, making this a unique and exciting opportunity not to be missed!

## Location



The property is enviably located along Beach Parade, one of the most sought after addresses within this Georgian harbour town having direct sea views over the Ceredigion coastline. Aberaeron offers a great range of local amenities including destination cafes, restaurants, bars and hotels, and has both primary and secondary schooling together with a community health centre and the Ceredigion County Council local authority offices.

Aberaeron is located on the noted all Wales coastal path and is convenient to the larger towns of Aberystwyth to the north and Cardigan to the south.

## Description



A traditional Victorian town house in one of the most desirable sea front locations along this Ceredigion coastline. The property offers original characterful accommodation that is ripe for renovation to create a lovely family home within Aberaeron while having views of the harbour. The property affords more particularly:

## Front Entrance Door

## Reception Vestibule



With quarry tiled floor and inner door to hallway having mosaic quarry tiled floor, dado rail, night storage heater and stairs to first floor.

## Front Living Room

14'7 x 13' (plus bay window) (4.45m x 3.96m (plus bay window))



With night storage heater, original picture rail, coving and decorative ceiling arch with tiled fireplace and large bay window.

### Rear Sitting Room / Reception 2

13' x 12'5 (3.96m x 3.78m )



With part tiled fireplace, night storage heater and window.

### Rear Lobby

#### Side Entrance Door

### Dining Room

14'2 x 11 (4.32m x 3.35m)



With night storage heater, side window, fireplace, access to under stairs storage cupboard and window.

### Rear Kitchen

11'5 x 7'8 (3.48m x 2.34m)



With basic units incorporating a single drainer sink unit, rear entrance door, quarry tiled floor and rear window.

### First floor



Front landing with a lovely original staircase leading up to the loft room.

### Bedroom 1

12'7 x 11'1 (plus bay window) (3.84m x 3.38m (plus bay window))



Corner room with feature former fireplace and double aspect windows to benefit from both the sea views to the front and down towards New Quay and the views of the harbour to the side.

### Harbour View



### Bedroom 2

12'4 x 13'1 (3.76m x 3.99m)

With side windows having attractive harbour views.

### Front Bedroom 3

9'2 x 7'9 (2.79m x 2.36m)



With front window having sea views.

### Bedroom View



### Rear Landing

**Bedroom 4**  
12 x 11 (3.66m x 3.35m)



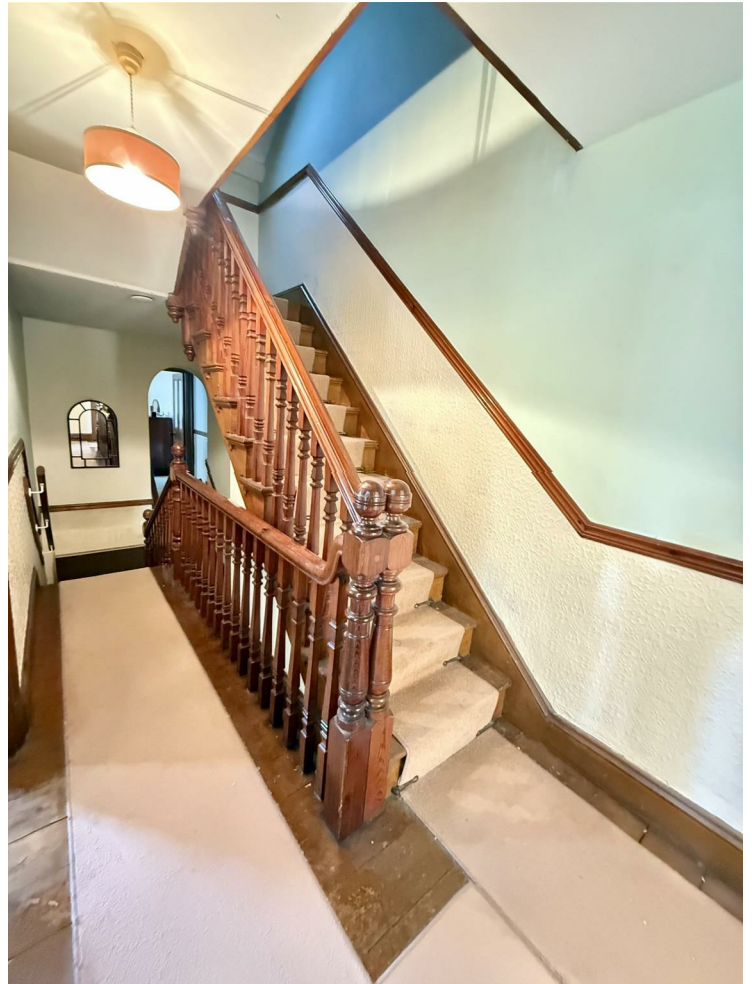
Double aspect windows to side and rear with access to airing cupboard housing copper cylinder.

**Bathroom**



Having three piece suite, comprising of a panelled bath, wash handbasin, toilet and electric heater.

**Feature Staircase**



From main landing to loft room.

**Loft Room**  
20'9 x 12'8 (6.32m x 3.86m)



With side window, sky light and access to front Apex window. Door to store room (10'5" x 6'3").

## Externally



One of the main features of this property are the gardens and grounds, with gated driveway leading to off-road parking, garage, greenhouse, workshop and external W.C. A great opportunity to create a family home in the heart of Aberaeron in one of the most appealing locations. This really is a rare chance.

## Gardens



## Garage



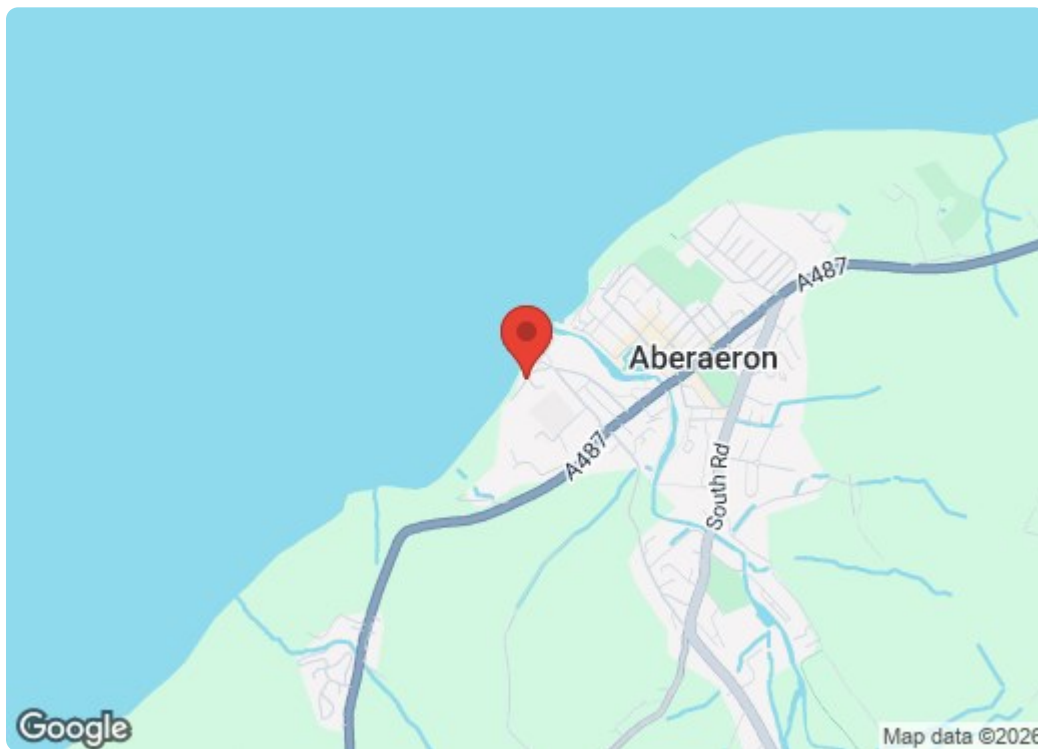
## Services



We are informed the property benefits from connection to mains water, mains electricity and mains drainage.

## Council Tax Band F

Charge for 2026/2027 is £3,509.10



| 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                     |         |           |
|                                                                 |         | 64        |
|                                                                 | 16      |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



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