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Old Coach House Oxford Street, Aberaeron, SA46 0JB

Asking Price £259,950

Nestled in the charming town of Aberaeron, this delightfully refurbished 2 bed cottage presents a unique opportunity for those seeking a characterful yet contemporary living space. With an inviting open plan living and kitchen area with good quality kitchen fittings for entertaining and a wood burner for those cosy evenings, it also boasts 2 well-proportioned bedrooms and a thoughtfully designed bathroom. This cosy and compact coach house has been refurbished to a high standard, ensuring it meets the demands of modern living while retaining its original charm and with low running costs with well-insulated walls and high-quality double-glazed windows. Situated just off the vibrant centre of Aberaeron, residents will find themselves within easy reach of the town's renowned cafes, bars, and restaurants. The picturesque harbour, adorned with pastel-coloured houses, adds to the appeal of this delightful location, making it a perfect spot for leisurely strolls and enjoying the coastal scenery.
Whether you are looking to invest in a holiday retreat or a permanent residence, this property is sure to impress.

Location

The property is attractively located just off the centre of the popular destination Georgian harbour town of Aberaeron, within easy level walking distance of all amenities offered within this vibrant town. Aberaeron offers a great range of local amenities including destination cafes, restaurants, bars and hotels, and has primary and secondary schooling together with 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 stone built original Coach house now converted to a stylish coastal retreat, recently refurbished to the highest of standards, yet retaining the charm of the original stone walls complimented by high specification anthracite coloured double glazed windows and entrance door, with walls and loft space having been insulated and with efficient electrical heaters to provide low running costs.

The internal fittings compliment the quality of the property with attractive oak doors, bespoke kitchen fitments with soft close doors and drawers and with a wood burner to "cwtsh" up in front of on those colder evenings.

Front Entrance Door

A good quality anthracite coloured composite entry door leading to:

Open-plan Kitchen/Living Room

22'10 x 12'2 (6.96m x 3.71m)

An inviting room ideal for entertaining or for sitting in front of the cosy wood burner. The timber window sills and timber effect flooring add a touch of rustic charm yet with three windows and inset spotlighting ensuring the living space is also light and bright.

The stairs leading to the first floor has an under stairs storage area "to hide the hoover".

Kitchen Area

The kitchen is a good quality range of units with soft close doors and drawers and with a feature central island to maximise the work/eating space.

This is equipped with a sink unit and electric oven, hob and extractor fan.

Sitting Area

Having a feature painted wall and wood burner, creating a relaxing sitting area.

First Floor

Landing with doors to:

Bedroom 1
12'2 x 11'6 (plus recess 3'9 x 6) (3.71m x 3.51m (plus recess 1.14m x 1.83m))

With built-in wardrobes, radiator and double aspect windows to front and rear.

Bedroom 2
10'9" x 6'4" (3.28m x 1.93m)

With front window and radiator.

Shower Room
6'4 x 5'8 (1.93m x 1.73m)

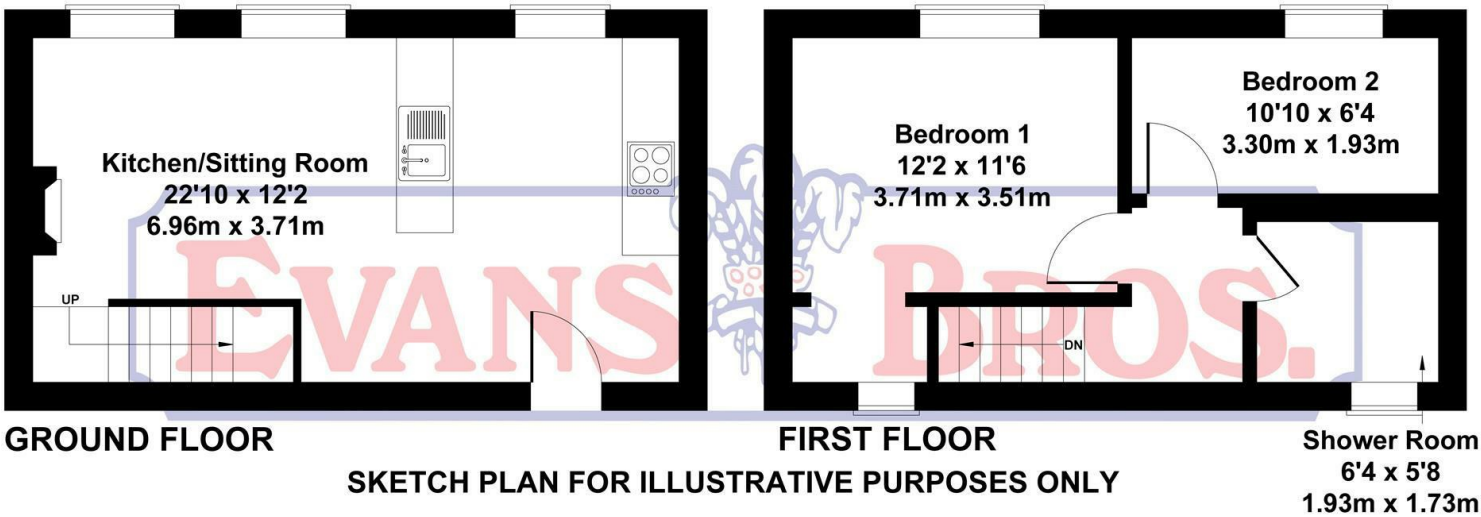
Thoughtfully designed with a newly fitted shower cubicle having electric shower and tiled surround, wash handbasin, toilet, heated towel rail and rear window.

Council Tax Band C
Tax Band C cost 2026/2027 £2,159.

Services
The property benefits from mains electricity, mains water and mains drainage with Electrical heating.

The Old Coach House, Aberaeron

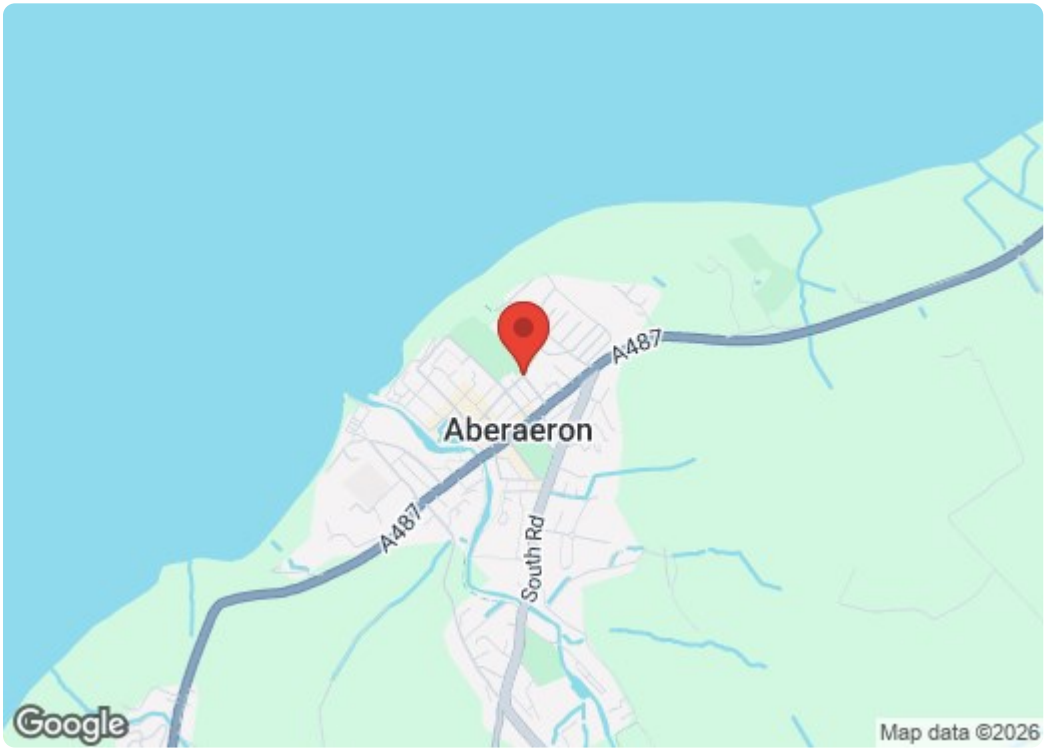
Approximate Gross Internal Area
556 sq ft - 52 sq m

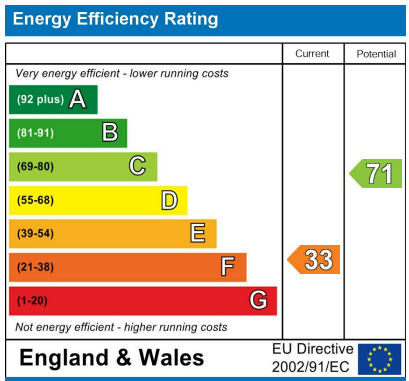


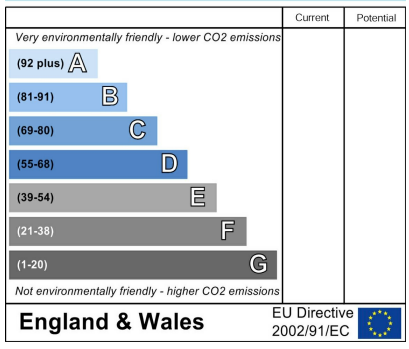
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2026







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