EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS
Established in 1895
www.evansbros.co.uk
OnTheMarket.com
1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS
Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk









8 Regent Street, Aberaeron, Ceredigion, SA46 0HY

Asking Price £325,000

A lovely Georgian townhouse offering well-proportioned 3 bedroom extended accommodation with the benefit of uPVC double glazing and oil-fired central heating together with an easy to maintain rear garden and patio area with valuable off-road parking and detached garage. An excellent location on the level in the town centre of Aberaeron, being ideal for family occupation or indeed for retirement purposes. The property is within walking distance of a popular range of shops, cafes, restaurants and the colourful harbour with Aberaeron beach being only a short walk away.

** CHAIN FREE **

Description



A deceptively spacious end terrace property of traditional construction under a pitched roof structure with the benefit of oil-fired central heating and uPVC double glazing. The property offers well-proportioned accommodation with an open-plan living room, good sized kitchen-diner, rear utility room, sun lounge with three double bedrooms and bathroom to first floor. The property also has the benefit of valuable private, off-road parking and detached garage/workshop with easy to maintain gardens and grounds.
The property affords, more particularly, the following:

Front uPVC Entrance Door
To:

Open-plan Living Room
22'10 x 10'5 (6.96m x 3.18m)



Housing a fireplace with LPG gas fire inset, two front windows and stairs to first floor.



Kitchen - Dining Room
22'10 x 11'9 (6.96m x 3.58m)



A great room being ideal for entertaining with an extensive range of oak-fronted kitchen units at base and wall level incorporating a one and a half bowl sink unit, space for dishwasher and washing machine, electric range with stainless steel splashback and extractor hood over. This room houses the oil-fired central heating boiler.

Dining Area



With a radiator and large rear window overlooking the rear garden.

Utility Room

4'8 x 7'8 (1.42m x 2.34m)



With rear entrance door, tongue and groove ceiling and door to cloakroom.

Cloakroom



With W.C.

Sun Room

13'3 x 5'8 (plus recess) (4.04m x 1.73m (plus recess))



A light room overlooking the rear garden with rear entrance door.

First floor

Stairs to:

Landing
12'4 x 4 (3.76m x 1.22m)



With front window, radiator and access to loft.

Bedroom 1
12'4 x 12 (3.76m x 3.66m)



With front window and radiator.

Bathroom
8'9 x 8'6 (2.67m x 2.59m)



Having bath, corner shower cubicle, toilet, wash handbasin, heated towel rail and front window.

Rear Landing

Bedroom 2
13 x 12 (3.96m x 3.66m)



With rear window, radiator and wash handbasin.

Bedroom 3
12 x 10 (3.66m x 3.05m)



With rear window, radiator and wash handbasin.

Externally



One of the main benefits of this property is the easy to maintain, rear garden yet still having a good selection of flower and shrub borders to provide an element of cover, paved patio areas and small lawned areas.

Rear Garden



Detached Garage



With side courtesy door, rear up and over door with potential parking to the rear for a small vehicle.

Services

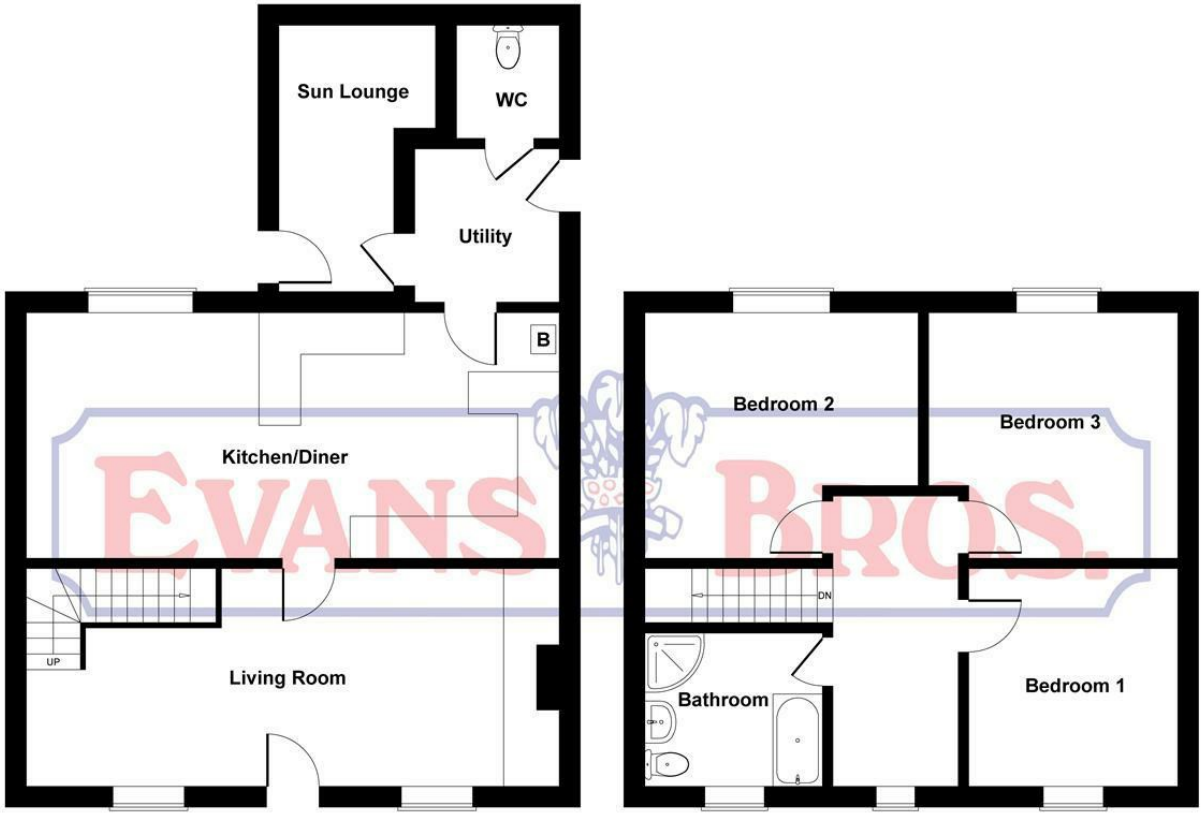


We are informed the property benefits from connection to mains electricity, mains water, mains drainage and oil-fired central heating.

Council Tax Band D

Council tax band D with the amount payable for 2026/2027 being £2,429.

8 Regent Street

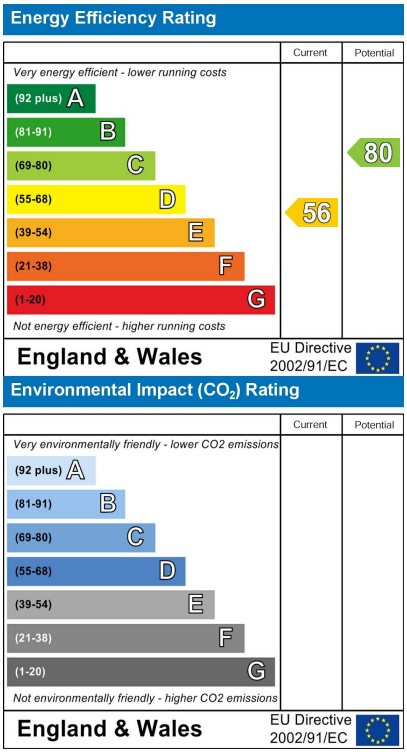


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025





39 HIGH STREET, LAMPETER, CEREDIGION, SA48 7BB
Tel: (01570) 422395

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444

5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,