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Garn Aeron Lampeter Road, Aberaeron, SA46 0ED

Offers In The Region Of £395,000

An impressive detached property conveniently located just a few minutes walk from Aberaeron town centre with private parking. Well-maintained and generously proportioned 3 bed accommodation with large living room and kitchen-diner, perfect for entertaining guests. The property benefits from oil-fired central heating and double glazing, and stands in a spacious plot with off-road parking, garage, easy to maintain gardens, greenhouse and patio areas.
Conveniently positioned fronting onto Lampeter road only a few minutes walk from Aberaeron town centre with its wide range of local amenities, harbour and sea front.

** Worthy of an early viewing! **

Location

Attractively located on the outskirts of the popular destination and harbour town of Aberaeron; renowned for its colourful houses, popular cafes, restaurants, hotels and shops. The property is located within walking distance to a good range of local amenities including an integrated health centre, primary and secondary schooling, and the Ceredigion County Council offices. Aberaeron is located on the West Wales coastline, being intersected by the All Wales coastal path, from which you can walk to enjoy a scenic outlook over Cardigan Bay.

Description

A modern 3 bedroom detached property offering well-presented and easy to maintain accommodation in a popular location, together with a useful side driveway leading to a detached single garage with the benefit of oil-fired central heating and double glazing. The property also has the benefit of a rear conservatory and utility area.
Viewing is recommended at an early date.

Front Composite Entrance Door

With matching side light, leading to:

Hallway

9'10 x 6'8 (3.00m x 2.03m)

With doors to Living Room, Dining Room and Kitchen. Stairs to first floor.

Living Room

19'5 x 13'3 (5.92m x 4.04m)

A light room with front window and feature stone fireplace with flue (we are informed) but currently blocked off. Door to:

Rear Conservatory

10'6 x 7 (3.20m x 2.13m)

With tiled floor and side door to garden. This has a pleasant aspect overlooking the rear garden.

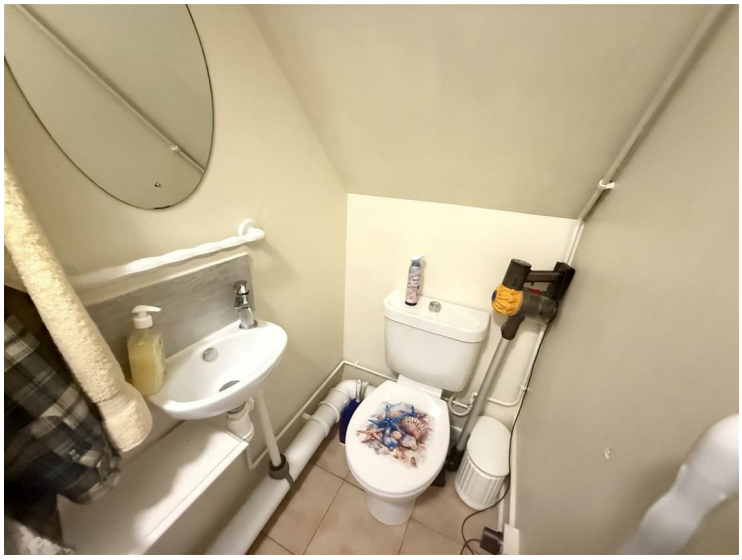
Dining Room
19'10 x 9'1 (6.05m x 2.77m)

With front window, oak flooring, ceiling coving and archway with open-plan arrangement to kitchen.

Kitchen
12'8 x 9'2 (3.86m x 2.79m)

With tiled floor and having a modern range of fitted kitchen units at base and wall level incorporating a 1 and a half bowl sink unit with mixer tap, good quality NEFF integrated oven and microwave together with ceramic hob having extractor hood over, integrated dishwasher, breakfast bar and tiled splashbacks. Door to:

Cloakroom
7'3 x 3'1 (2.21m x 0.94m)



Housing the oil-fired boiler with W.C. and wash handbasin.

Rear Utility Room
10'9 x 4'10 (3.28m x 1.47m)

With a range of base units incorporating a sink unit, plumbing and space for automatic washing machine, 1 and a half bowl sink unit, tiled flooring and rear entrance door.

First Floor

Landing

With access to loft and airing cupboard housing the hot water cylinder.

Master Bedroom 1

19'6 x 7'9 (overall) (5.94m x 2.36m (overall))

With double aspect windows to front and rear, radiator and ensuite shower room.

Ensuite Shower Room

Having wash handbasin, toilet, shower cubicle and half tiled walls.

Bathroom

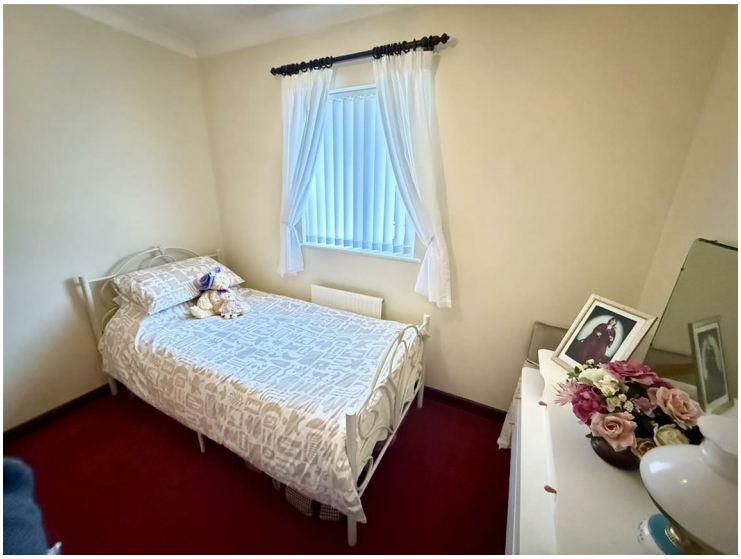
6'3 x 9'5 (1.91m x 2.87m)

Having bath with shower unit over and tiled surround, half tiled walls, wash handbasin and toilet.

Bedroom 2
12'10 x 9'5 (3.91m x 2.87m)

With front window and radiator.

Bedroom 3
9'10 x 7'6 (3.00m x 2.29m)



With front window and radiator.

Externally

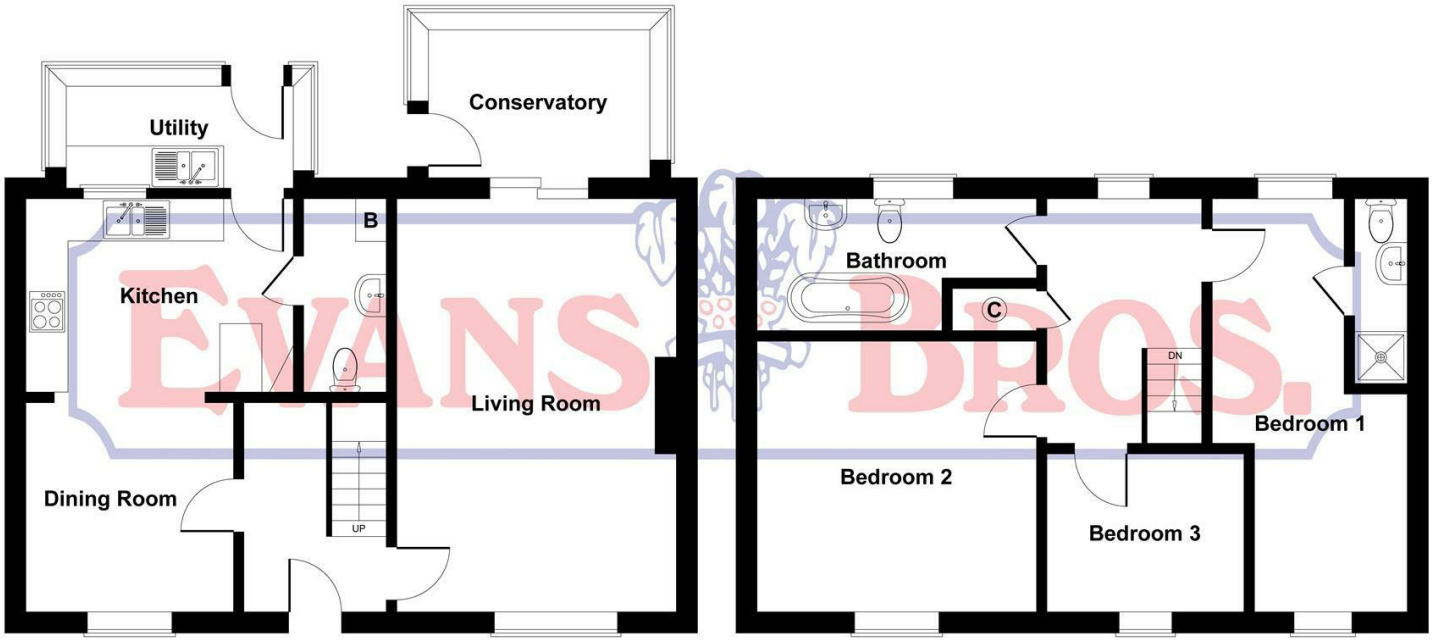
The property is approached via a side tarmacked driveway leading to a detached single garage with an attractive front lawned area, private rear patio area with a raised area housing the greenhouse and further lawned garden area to the rear of the garage.

Directions
The property is located on Lampeter Road, just outside the main town of Aberaeron as identified by the agent's For Sale board.

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

Council Tax Band E
Council Tax Band E with amount payable for 2025/2026 being £2821.

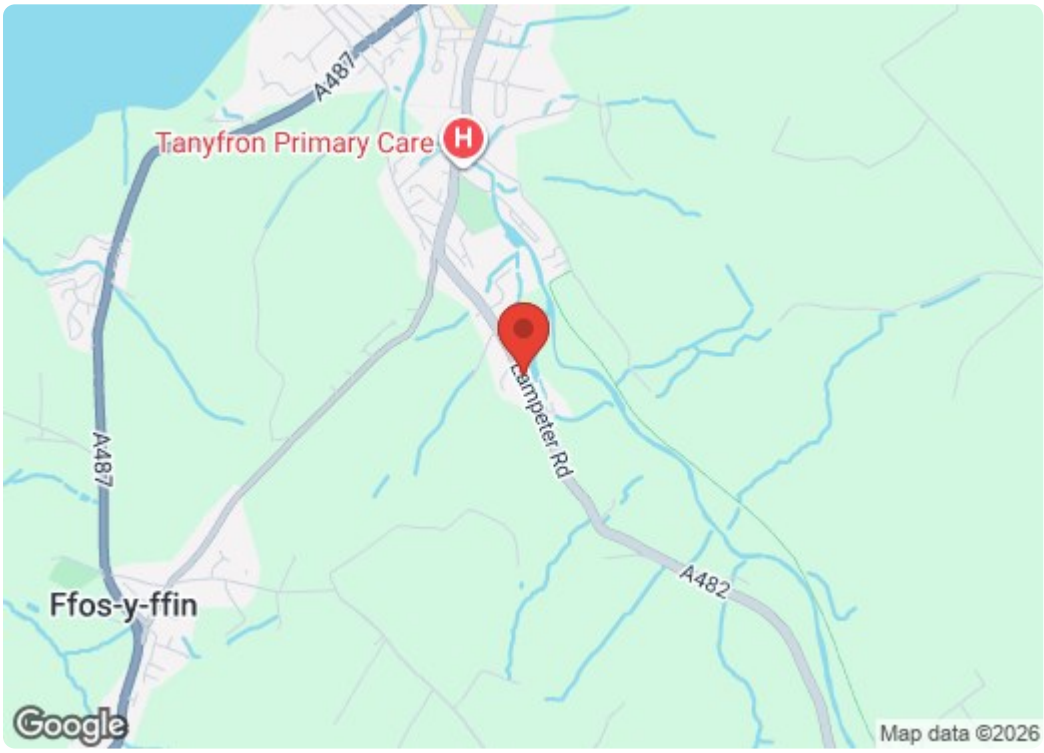
Garn Aeron Aberaeron

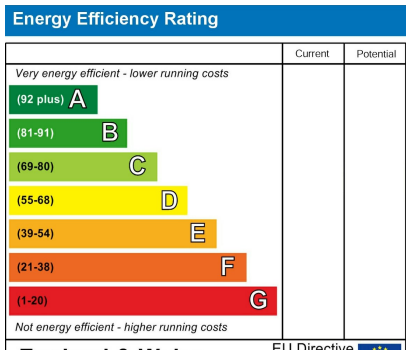


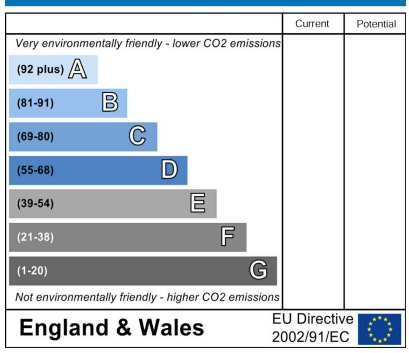
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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