

# EVANS BROS.

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**9 Tabernacle Street, Aberaeron, SA46 0BN**

**Asking Price £270,000**

**\* CHAIN FREE \***

A delightful Grade II Listed Georgian cottage, enviably positioned in one of Aberaeron's most sought-after locations, just a short level walk from the vibrant town centre and its excellent selection of independent shops, cafés, restaurants and bars. The picturesque harbour and stunning seafront are also within easy strolling distance, offering the perfect setting to enjoy Aberaeron's renowned sunsets.

This charming period home provides character-filled accommodation with 3 bedrooms, complemented by a pleasant rear garden and the comfort of electric central heating. Combining historic charm with everyday convenience, the property is ideally placed to take advantage of Aberaeron's wide range of amenities, including healthcare facilities, local businesses and the headquarters of Ceredigion County Council. An attractive and highly desirable home in a prime coastal location, perfectly suited for permanent residence, a holiday retreat or investment opportunity.

## Location

Attractively situated in one of the most sought after locations in Aberaeron within level walking distance of the town centre with its many shops, cafes and bars. The property is also merely a leisurely stroll to the attractive seafront providing the perfect opportunity for an evening stroll to enjoy those spectacular sunsets. Aberaeron offers a wide range of local facilities including well supported shops and businesses, pharmacies, medical centre and the headquarters for Ceredigion County Council.

## Description



A delightful, traditional Georgian cottage offering charming Grade 2 listed accommodation with three bedrooms and a pleasant rear garden with electric central heating. The property provides the following accommodation:

### Front Entrance Door

To:

### Hallway



With quarry tiled floor, meter cupboard, radiator, access to cellar, and stairs to first floor.

## Living Room



An attractive room complimented by the Victorian-style cast iron fireplace and having front windows, storage cupboard and radiator.

## Dining Room



With timber effect laminated flooring, feature stone fireplace with alcove recesses to each side, front window and radiator.

## Kitchen / Breakfast Room



Having a ceramic tiled floor with beamed ceiling; adding to the character of the property, former fireplace/recess housing the

electric central heating boiler with feature beam over, an attractive range of fitted kitchen units at base and wall level having part timber work surfaces and ceramic sink unit with mixer tap.



### Landing



Having rear window.

### Breakfast Room



### Bedroom 1



With front window, built in wardrobe and radiator.

### Inner Lobby

With tiled flooring and rear entrance door leading to:

### Bathroom



Being fully tiled with panelled bath having shower unit over, wash handbasin, toilet, extractor fan and radiator.

### First Floor

### Bedroom 2



With front window and radiator.

### Bedroom 3

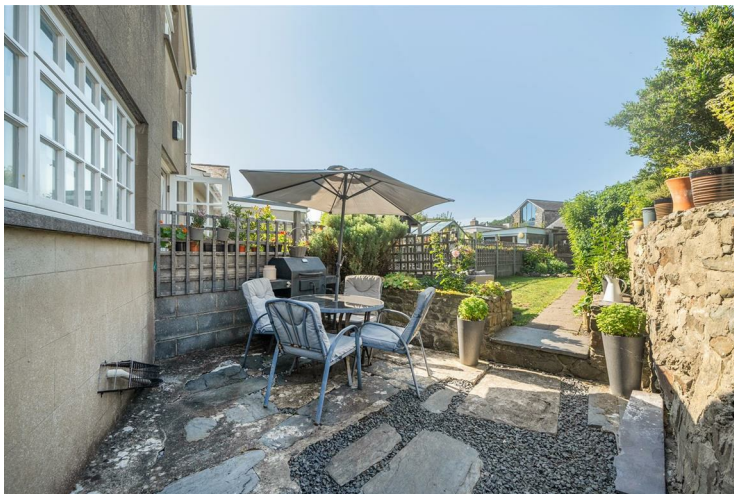


With front window and radiator.

### Externally



The property benefits from an offset rear garden having an initial patio area leading to a pleasant lawned area with path leading to a rear workshop.



### Directions

From the Evans Bros Aberaeron office, walk down towards the seafront past the car park and the property can be found on your left hand side as identified by the agent's For Sale board.

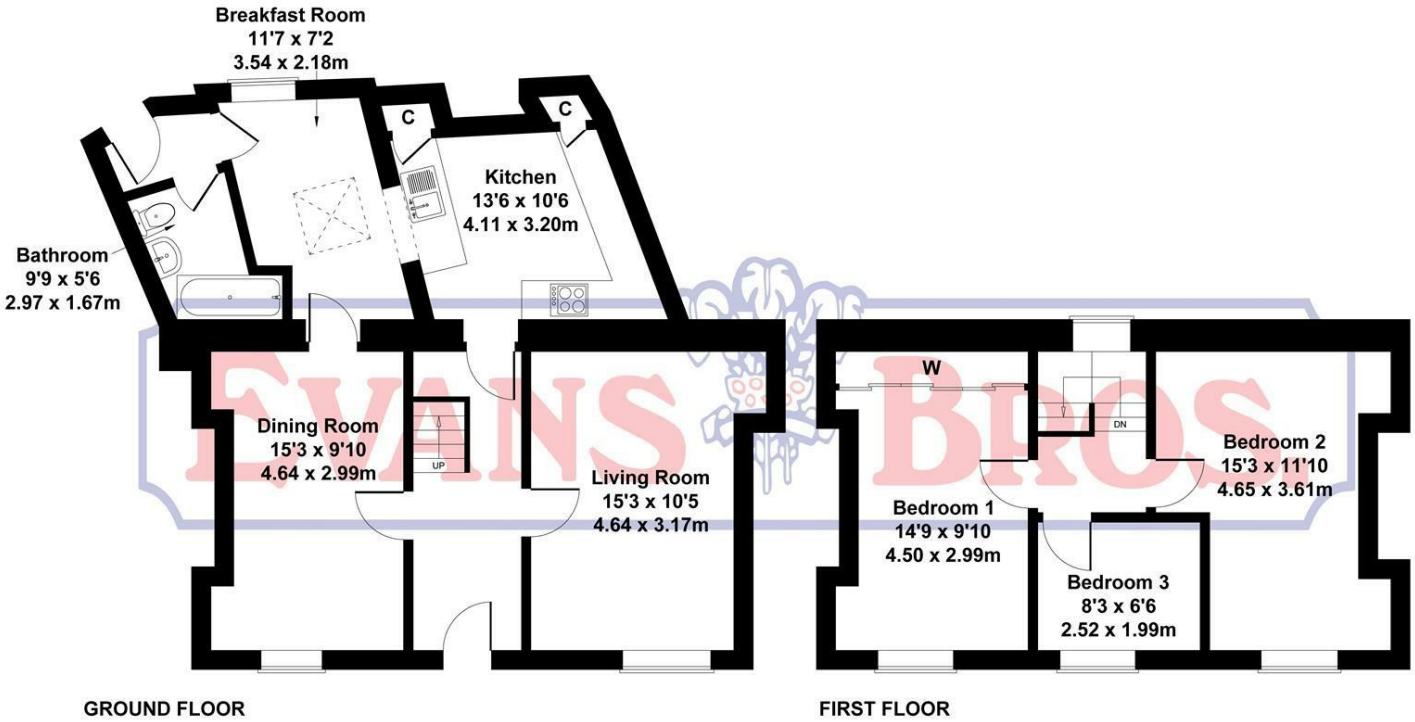
### Services

We are informed that the property is connected to mains water, mains electricity and mains drainage with electric central heating.

### Council Tax Band D

# 9 Tabernacle St

Approximate Gross Internal Area  
1109 sq ft - 103 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



| Energy Efficiency Rating  |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs                     |           |                         |
| (92 plus) <b>A</b>  |           |                         |
| (81-91) <b>B</b>  |           | <b>85</b>               |
| (69-80) <b>C</b>  |           |                         |
| (55-68) <b>D</b>  |           |                         |
| (39-54) <b>E</b>  | <b>53</b> |                         |
| (21-38) <b>F</b>  |           |                         |
| (1-20) <b>G</b>   |           |                         |
| Not energy efficient - higher running costs                     |           |                         |
| <b>England &amp; Wales</b>                                      |           | 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) <b>A</b>  |           |                         |
| (81-91) <b>B</b>  |           |                         |
| (69-80) <b>C</b>  |           |                         |
| (55-68) <b>D</b>  |           |                         |
| (39-54) <b>E</b>  |           |                         |
| (21-38) <b>F</b>  |           |                         |
| (1-20) <b>G</b>   |           |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |                         |
| <b>England &amp; Wales</b>                                      |           | EU Directive 2002/91/EC |



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