



Afallon Goitre Road, Aberaeron

Aberaeron

£595,000



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Aberaeron, Aberaeron

This individually designed 1910 bungalow has 4 bedrooms, 2 reception rooms and a gorgeous outside space. The bungalow is in a great spot above Aberaeron, which is a sought after coastal town.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Aberaeron
- Close to the seaside
- Close to amenities
- Detached Bungalow
- Georgian Coastal Town
- Well presented bungalow



Entrance Hall

Original with coved ceiling, clothes hanging space, radiator, parquet flooring, door to verandah and seating area, and a door into sitting/reception room.

Inner Hallway

Leading to the bedroom suites, this hallway is well lit by two large Velux windows and has attractive timber flooring and picture railing.

Sitting Room

With an attractive stone-built fireplace with a multi-fuel burning stove, a walk-in bay window with wooden double-glazed windows, radiator, spectacular original coving and cornicing to ceiling and picture railing, ceiling rose with a chandelier light fitting and sliding wooden original doors leading to the dining room.

Dining Room

Side aspect with a double-glazed built-in bay window with sea views, original coving and cornicing details to ceiling and a beautiful reveal around the bay window, part glazed original door leading out onto the verandah and sea views, fireplace surround and original cupboards.

Kitchen

Dual aspect with sea views, range of eye and base level units, one and a half drainer sink unit with mixer tap, part tiled walls, integrated Neff double oven, integrated dishwasher, LPG hob and extractor hood. There's an island unit with original character storage cupboards and high ceilings. Open into the dining room/breakfast room area.

Dining Room / Breakfast Room Area

Radiator, wooden double-glazed windows overlooking the inner courtyard as well and doors leads into utility/boiler room.

Utility/ Boiler room

Accessed off the kitchen. With an airing cupboard. Base level unit with a single draining centre units, shelving and access to the inner courtyard.

Cloak Room

Accessed off the kitchen. With an airing cupboard. Base





GARDEN

Afallon sits in magnificent mature gardens surrounded by mature shrubs, trees, and borders. There are two attractive distinct outside patio areas which follow the sun around the property to the front of the property. The property benefits from a wonderful characterful patio and this characterful, amazing feature has sublime sea views and overlooks the front garden. Additionally, at the rear garden, there is an attractive outside eating and entertaining patio area to the rear as well. There is plenty of garden storage with a wood storeroom, tool shed, garden shed.

DRIVEWAY

4 Parking Spaces

To the rear of the property there is parking for three to four vehicles and this area gives access to the oil tank.





Ground Floor

Approx. 215.6 sq. metres (2321.2 sq. feet)



Total area: approx. 215.6 sq. metres (2321.2 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

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