



Gwelfor
Aberaeron

**Offers In Excess Of
£550,000**

- LUXURIOUS COASTAL LIVING
- SUPERB SEA VIEWS OVER CARDIGAN BAY
- ELEGANT 5 BED, 2 BATH DETACHED HOUSE
- LIVING ROOM WITH WOODBURNER AND CONSERVATORY
- BESPOKE KITCHEN AND ATTRACTIVE BATHROOMS
- LANDSCAPED GARDENS WITH PRETTY SUMMER HOUSE
- INTEGRAL GARAGE
- ONLY 1 MILE FASHIONABLE HARBOUR TOWN OF ABERAERON
- MUST BE VIEWED TO APPRECIATE THE ACCOMMODATION AND LOCATION
- WALKING DISTANCE OF ALL WALES COASTAL PATH



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*****Coastal Living ***Super Sea Views*****

A superbly positioned coastal property offering elegantly presented, tasteful 5 bedroom, 2 bathroomed accommodation set in an elevated position with direct panoramic coastal views towards Aberaeron, New Quay and overlooking Cardigan Bay.

With Bespoke Kitchen, Conservatory, Woodburner, and landscaped grounds this really is a Gem!

A property that really has to be inspected to fully appreciate the location and elegance of the accommodation.

Location

1 mile from Aberaeron - this imposing property is positioned in an elevated location overlooking the village of Aberarth with views towards Aberaeron and New Quay and over Cardigan Bay to enjoy spectacular sunsets. Positioned on a select cul-du-sac of 4 individual properties, none of which have never been re-sold since construction opportunities like this don't come often.

Aberaeron is a fashionable destination town renowned for its pretty coloured Georgian houses and harbour with a good range of popular bars, restaurants, shops, schools, doctors surgery etc. The property is only some 15 miles South of the university town and employment centre of Aberystwyth with a good range of national retailers including Marks & Spencer's, Next, Tesco, Morrisons etc and also the Bronglais General Hospital.

Description

The property, which is of traditional construction, was initially built for the current vendors some 35 years ago being extended with a first floor addition in 2000 and provides commodious accommodation with good sized rooms having 3 bedrooms and a luxurious bathroom to ground floor and 2 master bedrooms to first floor, the property also benefits from a spacious kitchen diner with bespoke kitchen units having leather effect granite work surfaces, feature sitting room with wood burning stove and front conservatory with direct sea views. The property has a driveway leading to attached good size integral garage, delightful landscaped garden and grounds with decked terrace having a pretty summer house and well stocked flower and shrub borders. The accommodation provides more particularly the following

Entrance Door

Leading to

Hallway

20'9 x 7'10 (6.32m x 2.39m)

The luxurious and spacious qualities of this property are immediately felt on entering the large hallway with attractive "Travertine" limestone tiled floors with dado rails, radiator, under stairs storage cupboard

Kitchen / Dining Room**Kitchen Area**

13'5 x 12'2 (4.09m x 3.71m)

With a range of attractive bespoke handcrafted kitchen units with feature curved corners with granite leather effect finished worktops incorporating a 1 1/2 bowl sink unit with grooved drainers, fitted good quality Britannia Range with main fan oven and side traditional oven both with fitted grills, 5 plate ceramic hob with re-circulating cooker hood over. The kitchen units are well equipped with integrated dish washer, fridge and freezer, feature pot pan and larder cupboards, under cupboard lighting and fitted waste and recycling bins. LED spot lights.

Dining Area

9'10 x 9'5 (3.00m x 2.87m)

With oak flooring, radiator.

Rear Utility Room

7'10 x 5'6 (2.39m x 1.68m)

Off the Kitchen Area

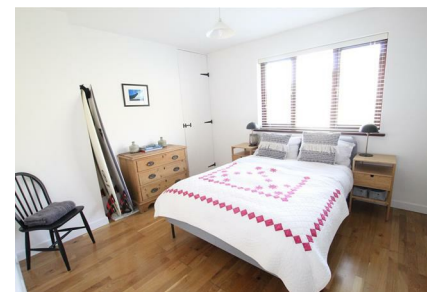
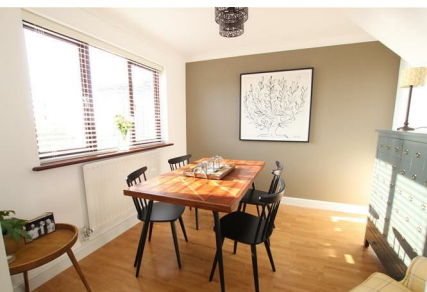
With base units incorporating Belfast sink unit, plumbing for automatic washing machine, oil fired combination boiler, rear entrance door.

Living Room

17'6 x 14' (5.33m x 4.27m)

Off the main Hallway.

A particularly attractive room with oak flooring, dado rail, feature fireplace having Joto 3 wood burning stove set on a tiled hearth, French doors to



Conservatory

13' x 11'6 (3.96m x 3.51m)

Tiled floor with exposed brick plinth, French doors to patio area

Inner Hallway

With Travertine limestone flooring, access to loft via sliding ladder.

Bedroom 1

10'6 x 11'4 (3.20m x 3.45m)

Oak flooring, built-in wardrobes

Bedroom 2

11'7 x 9'5 (3.53m x 2.87m)

Oak flooring, rear window

Bedroom 3

14'1 x 12'2 (4.29m x 3.71m)

Oak flooring, side window

Luxurious Bathroom

With walk-in double shower cubicle with rain fall and hand held shower attachments, modern slipper bath, circular wash hand basin, toilet, half tiled walls, heated towel rail.

First Floor

Via attractive painted stair case with exposed hardwood balustrade leading to

Galleried Landing

11'7 x 9'2 (3.53m x 2.79m)

A lovely space for study / home office with front Dormer window enjoying delightful sea views.

Bedroom 4

12'7 x 11'7 (3.84m x 3.53m)

Dormer window to front with direct sea views, built-in wardrobes to under eaves area with 2 hanging rails

En-suite Shower Room

With wash hand basin, toilet, shower cubicle with direct fed shower, tiled floor, radiator.

Bedroom 5

17'4 x 16' (5.28m x 4.88m)

With double aspect windows including front Dormer windows with direct sea views.

Access to loft

Study / Home Office

9' x 4'3 (2.74m x 1.30m)

Velux roof window, spot lighting, radiator

Cloackroom

With toilet, wash hand basin, radiator. Tiled floor

Externally

The property is positioned in an elevated location on a good sized plot with tarmac driveway offering off road parking, landscaped garden and grounds with well cared for lawned gardens, well stocked flower and shrub borders, featured decked path leading to decked terrace with pretty summer house, slate screed steps leading down to garden workshop. The whole enjoying unrivalled views over Cardigan Bay.

Integral Garage

19'4 x 14 (5.89m x 4.27m)

With up and over door, side courtesy door.

Services

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

Directions

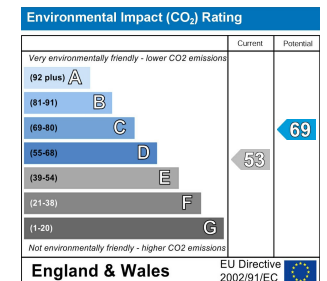
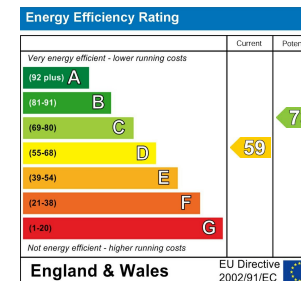
From Aberaeron take the A487 North, continue through the village of Aberarth on leaving the village turn right for Pennant, turning immediately right and Gwelfor is the first on the right hand side.





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