

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

[www.evansbros.co.uk](http://www.evansbros.co.uk)

 OnTheMarket.com

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: [aberaeron@evansbros.co.uk](mailto:aberaeron@evansbros.co.uk)



**4 Water Street, Aberarth, Nr. Aberaeron, Ceredigion, SA46 0LN**

**Asking Price £219,950**

A Beautifully refurbished 2 bedroomed riverside cottage on the popular Ceredigion coastline only 1 mile North of the destination town of Aberaeron. This elegantly presented cottage is ideal as a bolthole on the coast and close to the all wales coastal path. With a wealth of character features and a woodburning stove for the cosy winter months and a terrace to the rear over looking the pretty River for those alfresco summer evenings.



## Description



An appealing cottage oozing with character offering an ideal bolthole on the coastline with double glazing and modern electrical heating via radiators this refurbished cottage has been elegantly presented and is worthy of inspection

## Entrance way



with tiled floor and stairs to first floor

## Living area

13'10 x '11' (4.22m x '3.35m)



An inviting area with a feature fireplace with a slate hearth and oak beam over having a wood burner inset for those cosy winter evenings, tiled floor and beamed ceiling and door to useful under stairs storage area

## Kitchen/Dining Area

13'9 x 6'8 (4.19m x 2.03m)



Having a bespoke range of compact fitted units with sink unit and space for washing machine or cooker. Side window



## Dining Area



A lovely area with French doors to the patio having an attractive vista over the river and the pretty surroundings.

## Landing

With

## Bedroom 1

11'1 x 10 (3.38m x 3.05m)



Front window and door to storage cupboard housing the water heater.

## Bedroom 1



## Bedroom 2

8'3 x 6'6 (2.51m x 1.98m)



Rear window

## Shower Room



With tiled floor, wash basin, toilet and enclosed shower cubicle. Heated towel rail.



## Front



Feature cobble path to front

## Rear Terrace



One of the main attractions of this property is its elevated position overlooking the river Arth which flows into the sea nearby. There is a decked terrace to take advantage of this location with pretty views up and down the river.

## Outhouse



On the opposite side of the road is a row of outhouses for the cottages and the end one is owned by No 4 which currently provides storage or could be converted to studio etc (stp)

## Services



Mains electricity, water and drainage electrical heating and woodburner, double glazed.

## Council Tax Band C

We understand the property is Council Tax Band C and the Council Tax payable for 2023 / 2024 financial year is £1708.67

## Directions

What3words loves.rise.catchers

From Aberaeron proceed North on the A487 on entering the village of Aberarth take the 2nd left hand turn and the property can be found on the right hand side.



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC



**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**