

# 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)



**10 Victoria Street, Aberaeron, SA46 0DA**

**£197,500**

A Georgian Grade 2 listed townhouse located in the centre of Aberaeron offering improvable 2 bedroom accommodation with the benefit of electric heating and rear garden/patio.

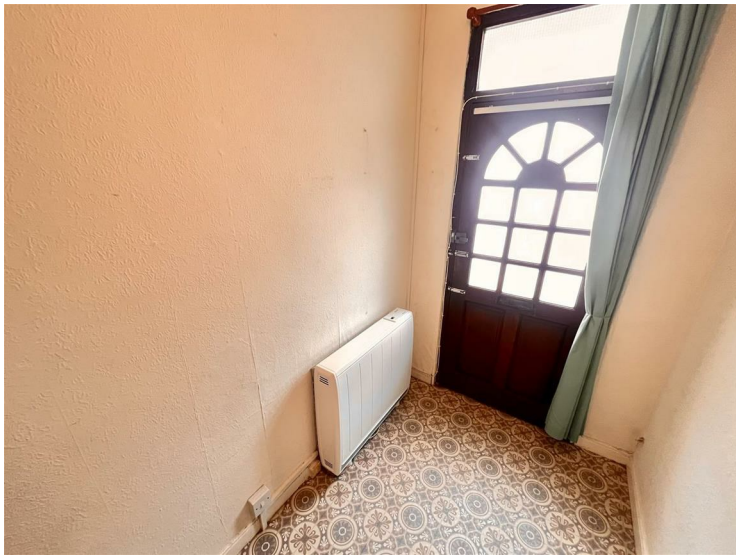
Ideally located just off the town centre within walking distance of the popular cafes, bars, shops and restaurants in Aberaeron, noted for its colourful Georgian houses and harbour.

## Description



A traditional Georgian style property (being Grade II listed) with a traditional Georgian façade. The property has the benefit of electric heating and does require some improvement and refurbishment but has significant potential to provide an attractive home. The property provides the following:

### Front entrance door



to:

## Hallway



Electrical heater.

### Living room

13'6 x 11'8 (4.11m x 3.56m)



Modern tiled fireplace, front window and electric heater.

### Kitchen dining room



With tiled floor, good range of kitchen units at base and wall level, work surfaces incorporating single drainage sink unit, fitted oven and hob with extractor fan, fitted skylight.

### Rear hallway

Access to airing cupboard with copper cylinder. Rear door.

## Shower room



With shower cubicle, wash handbasin and toilet. Convector heater and extractor fan.

## Bedroom 2

8'4 x 6'1 (2.54m x 1.85m)



## First floor

### Landing



## Externally



The property has a shared access pedestrian path to the rear door with a garden and patio area.

## Rear window

## Bedroom 1

11 x 11'5 (3.35m x 3.48m)



Electric heater, front window.

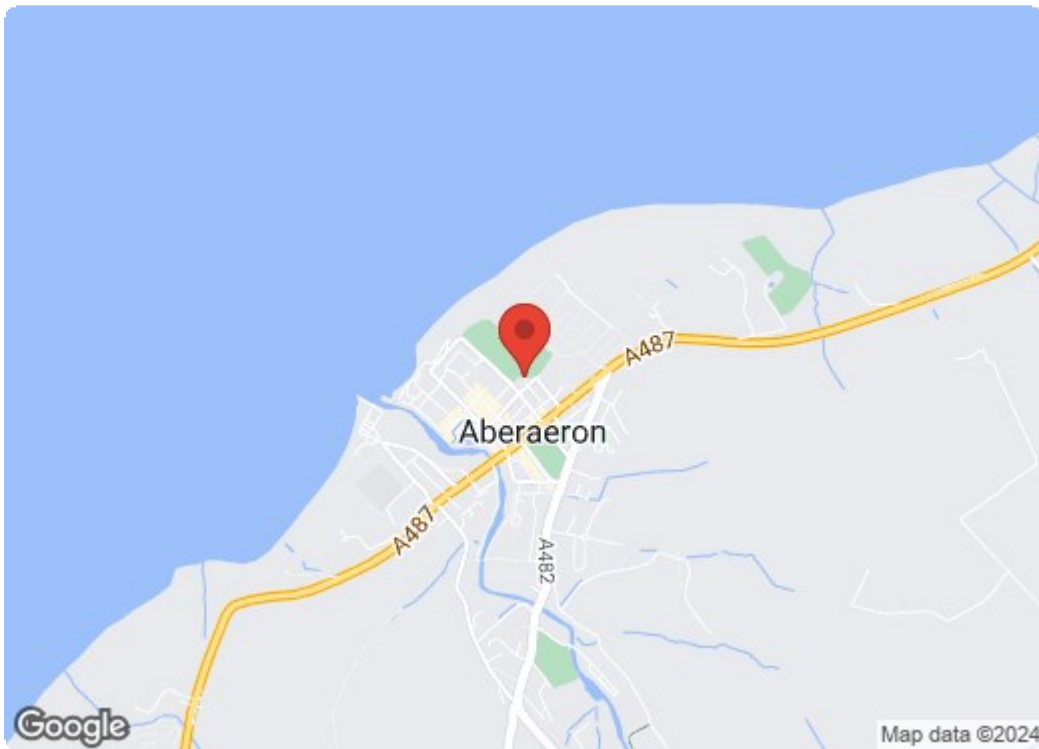
## Services



We understand the property is connected to mains water, mains electricity and mains drainage and electric heating.

**Council Tax Band C**

Council Tax Band C with the amount payable for 2024/2025  
being £1881.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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>		
<b>England &amp; Wales</b>		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**

**Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.**