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1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

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2 Tyn y Coed Goitre Road, Aberaeron, Ceredigion, SA46 0DS

Guide Price £220,000

****With the option of purchasing the adjoining cottage****

This charming cottage in Aberaeron is a rare find, combining stunning views, spacious gardens, and modern efficiency. One of the standout features of this pretty 3 bed cottage are its stunning sea views overlooking the Georgian town of Aberaeron. The large gardens are a true highlight, complete with a pretty stream and delightful waterfalls, creating a serene outdoor environment that is perfect for enjoying the fresh air or hosting summer gatherings. This property is not only beautiful but also highly efficient, boasting an impressive A-rated Energy Performance Certificate (EPC) from newly installed air source heating and solar panels. Additionally, there is an option to purchase the adjoining cottage, providing a unique opportunity for those looking to expand their living space or invest in a property with potential for rental income.

Location



The property is attractively located just off Goitre Road which is a No-Through road on the edge of Aberaeron, surrounded by other similar properties and overlooking Aberaeron comprehensive school. There is a footpath linking the town to miles of attractive country walks which runs through the front garden of this property.

Aberaeron is a popular destination town renowned for its colourful houses and pretty harbour housing a number of popular bars, shops, restaurants etc. Aberaeron is located along the Ceredigion Heritage Coastline and is also convenient to the popular seaside villages of New Quay, Llangrannog and Aberporth, with the larger towns of Aberystwyth to the north and Cardigan to the south also being convenient.

Description



One of a pair of similar cottages currently under the same ownership, with this property becoming available following a long term tenancy. There could be the opportunity of purchasing the adjoining cottage and gardens also. Please enquire with the selling agents.

A feature of this property is its efficiency with an A rating EPC of 92, benefitting from a newly installed 5 kW air-source heat pump which runs off a 3.5 kW solar panel system. The property also benefits from double glazing and a current

electrical certificate with integrated smoke and fire alarms, together with full fibre broadband.

One of the main features of this property is the location and grounds, being approached via a driveway shared with the adjoining cottage, with private parking area for one car and then accessed via a pedestrian path through the pretty gardens. This continues up through the feature gardens being offered with the property, having a fast flowing brook, feature waterfalls (the Tyn Y Coed wells) and terraced garden area; the whole enjoying fantastic views over Aberaeron town and sea beyond.

The accommodation provides more particularly the following:

Front uPVC entrance door



to

Living Room

14'7 x 11'10 (4.45m x 3.61m)



Boasting a feature fireplace (not operational) with two radiators and front window.

Kitchen

13'4 x 6 (4.06m x 1.83m)



With a modern range of kitchen units at base and wall level incorporating an electric oven with hob and extractor hood over, single drainage sink unit with space for fridge and washing machine/dishwasher. With rear entrance door, radiator and window.

Hallway



With radiator, front window and stairs to first floor.

Ground floor bedroom/office

13'7 x 8'3 (4.14m x 2.51m)



With radiator and rear window to conservatory.

First floor

Landing with radiator and front dormer window with fantastic views.

Bedroom 1

12'7 x 11'2 (3.84m x 3.40m)



Front dormer window and radiator.

Bedroom 2

14'5 x 7'5 (plus recess 6'8 x 5'2) (4.39m x 2.26m (plus recess 2.03m x 1.57m))



With access to storage cupboard, radiator and front dormer window with fantastic views.

Bathroom

9'7 x 6'1 (2.92m x 1.85m)



With tiled floor, bath having shower unit over, wash hand basin, toilet, extractor fan and radiator.

Externally



The property is approached via a driveway shared with the adjoining cottage, with one designated parking area followed by a pretty pedestrian path leading to the property with private front garden. To the rear of the property is a covered veranda leading to a conservatory.

Conservatory

11'6 x 6 (3.51m x 1.83m)



Housing the pressurized hot water cylinder.

The gardens



There is a pretty series of terraced gardens through which the public footpath runs which are intersected by a fast flowing stream with feature waterfalls and a number of wells. These have been developed by the current vendors and are terraced in nature, providing various gardens and grassed areas in an elevated position, enjoying views over the town and sea beyond.

Feature waterfalls and wells



Sea Views



Services

We understand that the property is connected to mains water, mains electricity, mains drainage and also benefits from a 5 kW air-source heat pump, 3.5 kW solar panel array, full fibre broadband and double glazing throughout.

Directions

The property is best approached by taking the Lampeter road from Aberaeron past the Memorial Hall, taking the next left hand turning onto Bro Allt y Graig. Continue to the brow of the hill, turning left again on to Goitre Road and passing the rear of the school. Take an immediate left hand turning after the school, following the Evans Bros arrow into the parking area. The path can be seen ahead of you which leads to 2 Tyn Y Coed.

Council Tax Band C

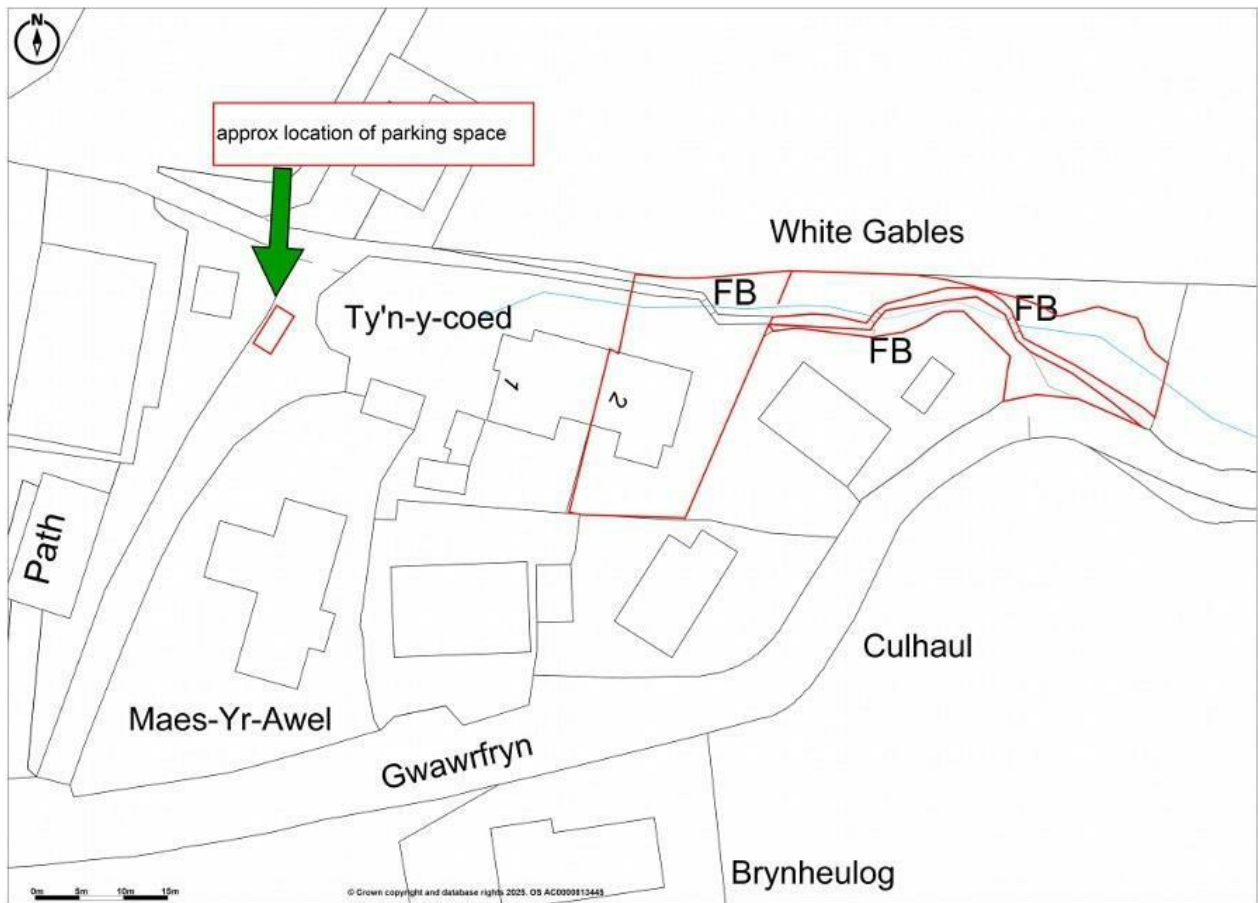
Council Tax Band C with amount payable for 2025/2026 being £2051. per annum.

Agent's comments



A particularly attractive cottage in a lovely, convenient location overlooking the town of Aberaeron with fantastic sea views. The vendors may also consider the opportunity of selling the adjoining cottage where they live. Please refer to the agents.

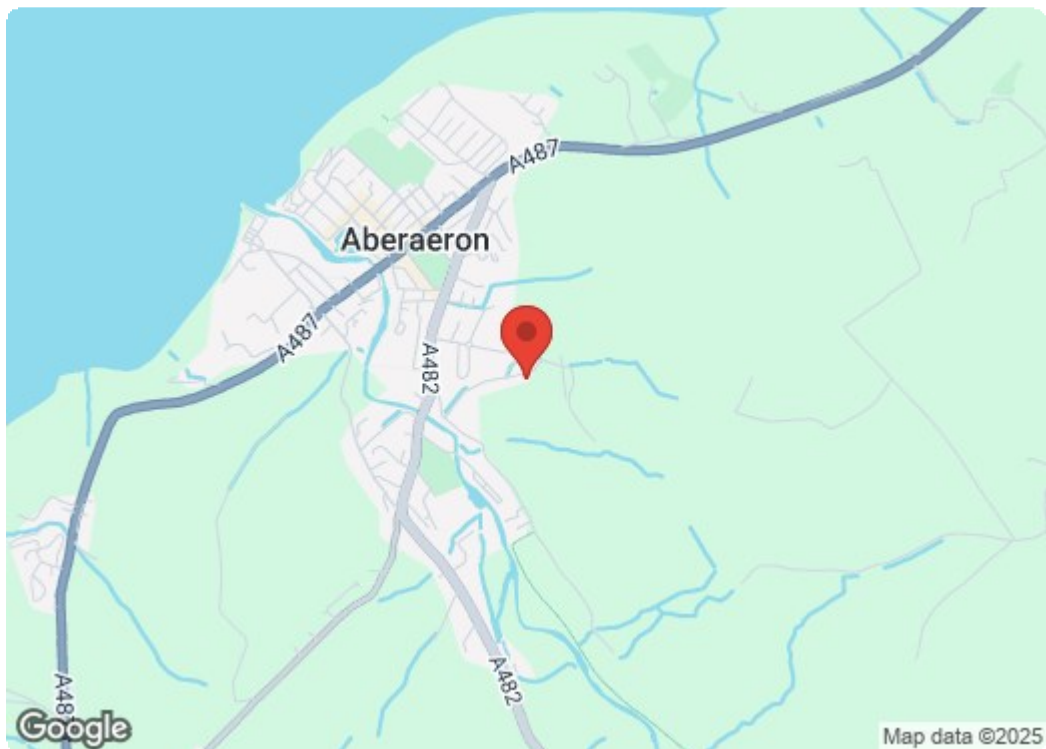
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FOR IDENTIFICATION PURPOSES ONLY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A	92	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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