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1 Tyn Y Coed Goitre Road, Aberaeron, SA46 0DS

Asking Price £299,950

A delightfully situated, charming cottage combining stunning views over Aberaeron and Cardigan Bay together with spacious gardens and modern efficiency from air source heating and solar panels. One of the stand out features of this lovely 2/3 bedroomed cottage is its stunning views overlooking the Georgian town of Aberaeron. The large gardens are also a true highlight having ample off road parking. This property is not only beautiful but also highly efficient boasting an impressive B rated energy performance (EPC) from newly installed air source heating and solar panels.

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 alongside 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



A feature of this property is its efficiency with a B rating EPC of 91, 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 ample off road parking with exception

to the parking for one vehicle for the adjoining cottage. There is a public footpath that passes along the edge of the property providing lovely walks around the area and also connects the property to Aberaeron town.

The accommodation provides more particularly the following:

Rear entrance door

To:

Conservatory

13'10 x 9 (4.22m x 2.74m)



With tiled floor and door to kitchen.

Utility / workroom

9 x 7 (2.74m x 2.13m)



Off the conservatory with tiled floor, side window, attractive views and plumbing for automatic washing machine.

Cloakroom off



With wash hand basin and toilet.

Kitchen

13'5 x 5'7 (4.09m x 1.70m)



With modern kitchen units at base and wall level incorporating single drainage sink unit, fitted oven and hob with extractor hood over, space for dishwasher, two rear windows, radiator and tiled floor.

Living room

14 x 13 (4.27m x 3.96m)



With two radiators, front and side windows.

Front hallway



With a separate entrance door, radiator and stairs to first floor.

Dining room / bedroom 3

12'4 x 7'4 (3.76m x 2.24m)



FIRST FLOOR

Landing



With feature window with room for a reading/study area having attractive views.

Bedroom 1

12'4 x 8'10 (3.76m x 2.69m)



With a dormer window having attractive views over Aberaeron. Built in wardrobes and radiator.

Bedroom 2

12'4 x 6'6 (3.76m x 1.98m)



Radiator, plus recessed study area (6'2" x 4'5").

Bathroom



With tiled floor and part tiled walls, having bath with shower unit over, wash hand basin, toilet, heated towel rail and fitted storage cupboard.

Externally



The property is approached via a gravelled driveway with gated entrance into the immediate gardens and grounds. This leads to a useful detached garage / workshop.

Garage / workshop

15'2 x 9'8 (4.62m x 2.95m)



With an up and over door, power connected, with further workshop, potting shed and tool store.

Gardens



This is indeed a pretty cottage complimented by attractive gardens and grounds in a popular location. This property is deserving of a viewing at an early date.

The property boasts extensive lawned gardens with further raised rear garden having a selection of apple trees, gooseberry, raspberry and blackcurrant bushes, and being a productive vegetable garden for the current owners.

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.

Council tax - C

Council Tax Band C with amount payable per annum being £2,051 FOR 2025/2026

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.

Agents comment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A	91	
(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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