

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

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 OnTheMarket.com

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1 Dark Gate Street, Aberaeron, SA46 0JH

Asking Price £265,000

A deceptively spacious end terrace townhouse with contemporary styled open plan living accommodation and fantastic kitchen, offering comfortably sized 2 bedroomed accommodation having an easy to maintain yet pleasant rear patio with external utility room and detached garage, offering valuable town centre off-road parking.

**** Available chain free ****

Location



The property is located just off one of the side streets to the rear of the noted and popular Alban Square within the destination town of Aberaeron renowned for its go-to shops, cafes, bars and restaurants, being a jewel in the crown of the Ceredigion Heritage coastline. The property is also convenient to the larger towns of Aberystwyth to the north and Cardigan to the south.

Description



1 Dark Gate Street is a TARDIS of a property that has to be inspected internally to be fully appreciated. The open plan accommodation is the "wow factor" of this property, having an initial living area leading through to a lovely dining area, complimented by a fantastic kitchen, being a light, open space with a feature raised lantern skylight.

The property also benefits from 2 bedrooms with a shower room and separate cloakroom to the first floor and has the benefit of uPVC double glazing and oil-fired central heating. In our opinion, this is a turnkey property ready for immediate occupation. The contemporary style of the property is complimented by attractive character features, such as timber flooring to the ground floor, also having exposed stone pillar, and affords more particularly the following accommodation:

Front entrance door

to:

Living area

14'5 x 13'6 (4.39m x 4.11m)



With character timber flooring, double aspect windows to front, stairs to first floor, radiator and open plan opening with exposed stone pillar leading to:

Dining area

13'8 x 10'5 (4.17m x 3.18m)



With side patio doors and radiator.

Kitchen

18 x 10'6 (average) (5.49m x 3.20m (average))



With timber flooring and a fantastic range of contemporary styled gloss kitchen units incorporating 1 and a half bowl sink unit, induction hob, eye level integrated microwave and electric oven, space and plumbing for dishwasher, integrated fridge-freezer, rear patio doors, feature raised lantern skylight, spotlighting and contemporary styled vertical radiator.

First floor

Landing

Front Bedroom 1

13 (max) x 10 (min) (3.96m (max) x 3.05m (min))



With radiator, two windows to front and over-stairs storage cupboard.

Shower room



Having a double sized shower cubicle with power shower unit, wash handbasin and heated towel rail.

Cloakroom



With W.C., wash handbasin, heated towel rail and window to rear.

Rear Bedroom

10'5 x 10'2 (3.18m x 3.10m)



With window to rear.

Externally



A feature of this property is the valuable provision for off-road parking from the detached garage. The property also benefits from a rear enclosed garden with patio tiled surface and external utility room, in all a pleasant yet easy to maintain garden area.

External utility room

Providing plumbing and space for automatic washing machine.

Detached Garage



Having an up and over door.

Directions

From the Evans Bros office on Market Street, proceed to Alban Square and continue on to North Road passing the former Royal Oak public house, taking the next right hand turning on to Dark Gate Street. The property is the last on the left hand side as identified by the agent's For Sale board.

Council Tax Band D

We are informed the property is of Council Tax Band D with the amount payable for 2025/2026 being £2308.

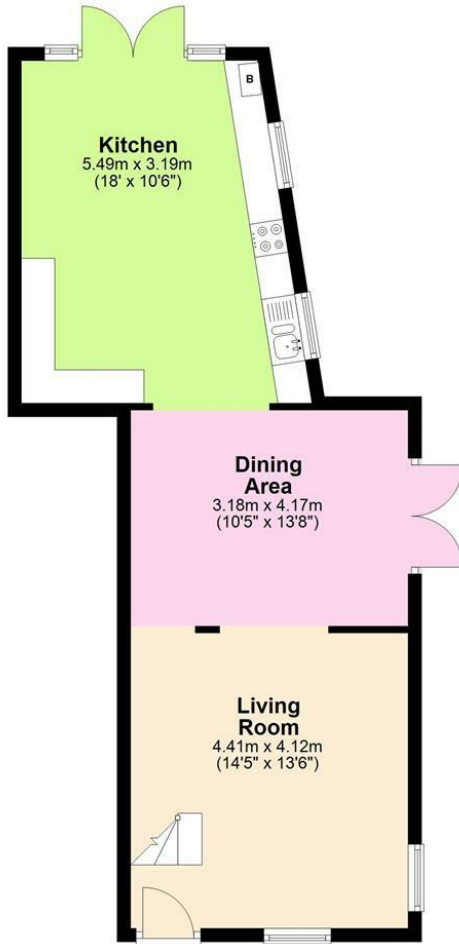
Services



We are informed that the property benefits from connection to mains water, mains electricity, mains drainage, oil-fired central heating and full uPVC double glazing throughout.

Ground Floor

Approx. 52.2 sq. metres (562.0 sq. feet)



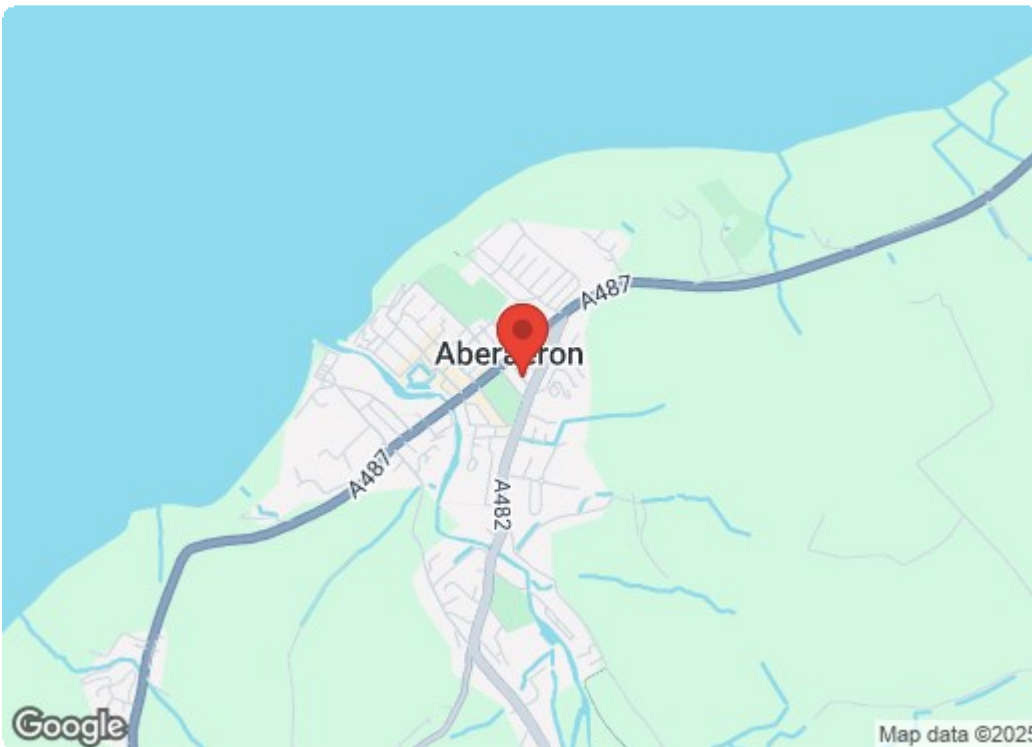
First Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



Total area: approx. 84.1 sq. metres (904.9 sq. feet)

1 Dark Gate Street, Aberaeron



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (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 (CO₂) 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 | | |

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