

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



**1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS**

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



**3, Troed y Bryn Aberarth, Aberaeron, Ceredigion, SA46 0LS**

**Asking Price £325,000**

Nestled in the coastal village of Aberarth, just a mile from the picturesque Georgian harbour town of Aberaeron, this superbly presented three-bedroom house offers an ideal turn-key purchase for those seeking a delightful home. The property is tastefully decorated throughout, creating a warm and inviting atmosphere that is perfect for both relaxation and entertaining. The spacious kitchen diner is a standout feature, providing ample room for family gatherings and social occasions, and with a cosy living room and second reception room ideal as a home office/study or even 4th bedroom, there is room for everyone. The landscaped grounds are both attractive and easy to maintain while the raised terrace provides an excellent spot for enjoying lovely summer evenings. Situated on a corner plot, the property benefits from off-road parking for up to three cars, ensuring convenience for you and your guests. This home is not just a property; it is a lifestyle choice, perfect for those looking to embrace the beauty of coastal life while being close to the amenities of Aberaeron and Aberystwyth.

## Location



Delightfully positioned in the popular, coastal village of Aberarth with its pretty shingle beach, only 1 mile north of Aberaeron which is renowned for its destination cafes, bars and restaurants, with primary and secondary schooling and integrated health centre also. The property is also located only some 15 miles south of the University and larger shopping town of Aberystwyth. Although the property is tucked away on a quiet side road, it is still within walking distance of a regular bus route.

## Description



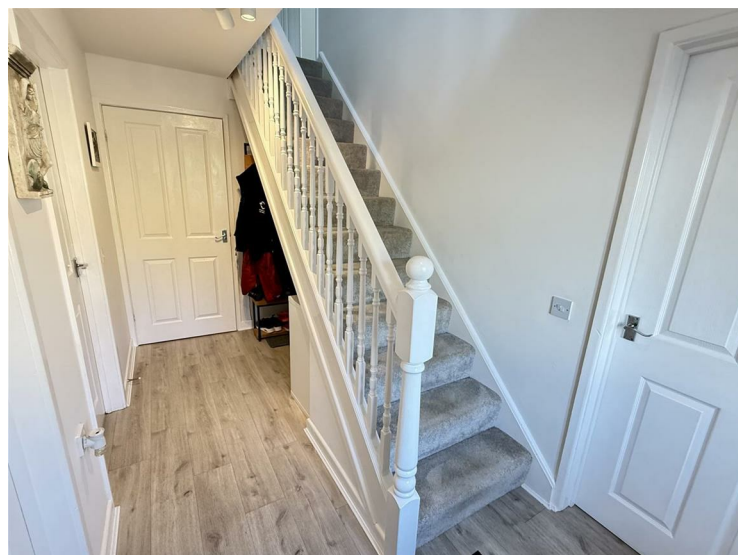
A well-presented property having been recently refurbished with redecoration, new external door, new carpets and is therefore, in our opinion, a turn key property ready for immediate occupation. The property has the benefit of oil-fired central heating and uPVC double glazing. The property affords more particularly, the following tastefully presented accommodation:

## Front Entrance Door



To:

## Inviting Hallway



With timber effect flooring, radiator, access to understairs storage area and cloakroom.

## Cloakroom

Having toilet, wash handbasin, heated towel rail and extractor fan.

### Study / Bedroom 4

11'8 x 6'5 (3.56m x 1.96m)



With front window and radiator.

### Living Room

15'7 x 11'8 (4.75m x 3.56m)



With radiator, ceiling coving and French doors to rear garden area.



### Kitchen Dining Room

22'5 x 10'8 (6.83m x 3.25m)



A large, inviting area being ideal for entertaining. This room has timber effect flooring with underfloor heating that (we are informed) continues into the hallway.

### Dining Area



With front window.

## Kitchen Area



With an extensive range of modern kitchen units at base and wall level incorporating a single drainage sink unit, integrated dishwasher, fitted electric oven with ceramic hob and extractor hood over, breakfast bar and wall-mounted TV point.

## Rear Utility Room

With base units incorporating the oil-fired central heating boiler, plumbing for automatic washing machine and rear entrance door to garden.

## First Floor



With spacious galleried landing housing access to loft.

## Bedroom 1

16'7 x 11'8 (5.05m x 3.56m)



With front window, radiator and door to ensuite.



## Ensuite Shower Room



With easy access, level shower, wash handbasin, toilet, extractor fan, heated towel rail and attractive panelled walls.

### Front Bedroom 2

11'1 x 10'9 (3.38m x 3.28m)



With front window and radiator.

### Rear Bedroom 3

11'1 x 10'9 (3.38m x 3.28m)



With rear window and radiator.

### Bathroom



Having panelled bath with tiled surround and shower attachment, wash handbasin, toilet, extractor fan and radiator.

### Walk-in Airing Cupboard

Shelved with radiator.

### Externally



One of the main advantages of this property is the corner plot position having off-road parking for up to 3 vehicles, front landscaped forecourt area with access to both sides of the property to an attractive rear garden.

## Rear Garden



This is landscaped with a part paved patio area, small lawn area and slate scree paths, all designed for ease of maintenance. There are also steps leading up to a raised terrace with views over the village and towards the sea. There is a storage area beneath part of this which also conceals the oil tank.

## Services



We are informed that the property is connected to mains water, mains drainage, mains electricity, oil-fired central heating and fibre broadband has been installed at the premises.

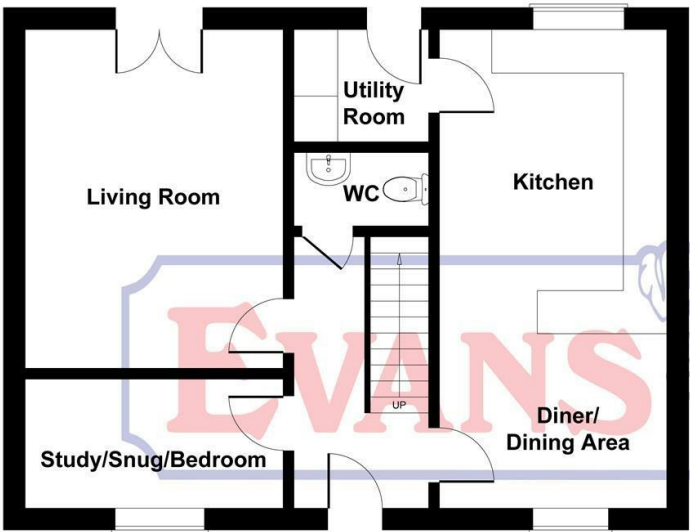
## Directions

From Aberaeron, take the A487 north towards Aberystwyth and in Aberarth, take the turning on the right just before the bridge. Continue around the corner and the property can be found on the right hand side.

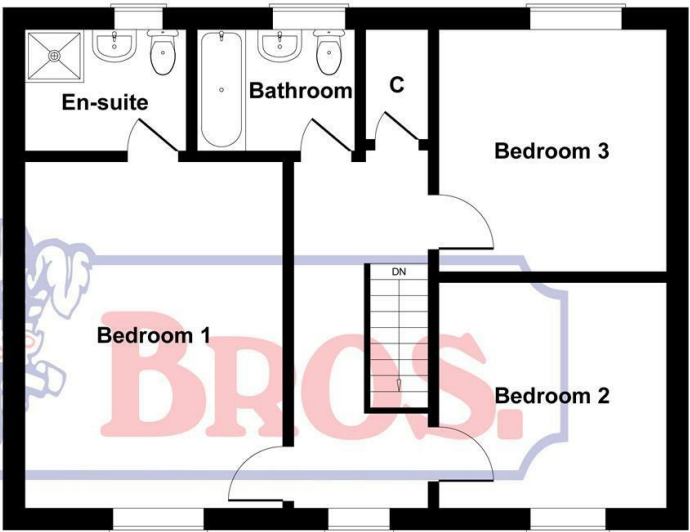
## Council Tax Band E

Council Tax Band E with amount payable being £2821 for 2025/2026.

3 Troed Y Bryn, Aberaeron, SA46 OLS



GROUND FLOOR

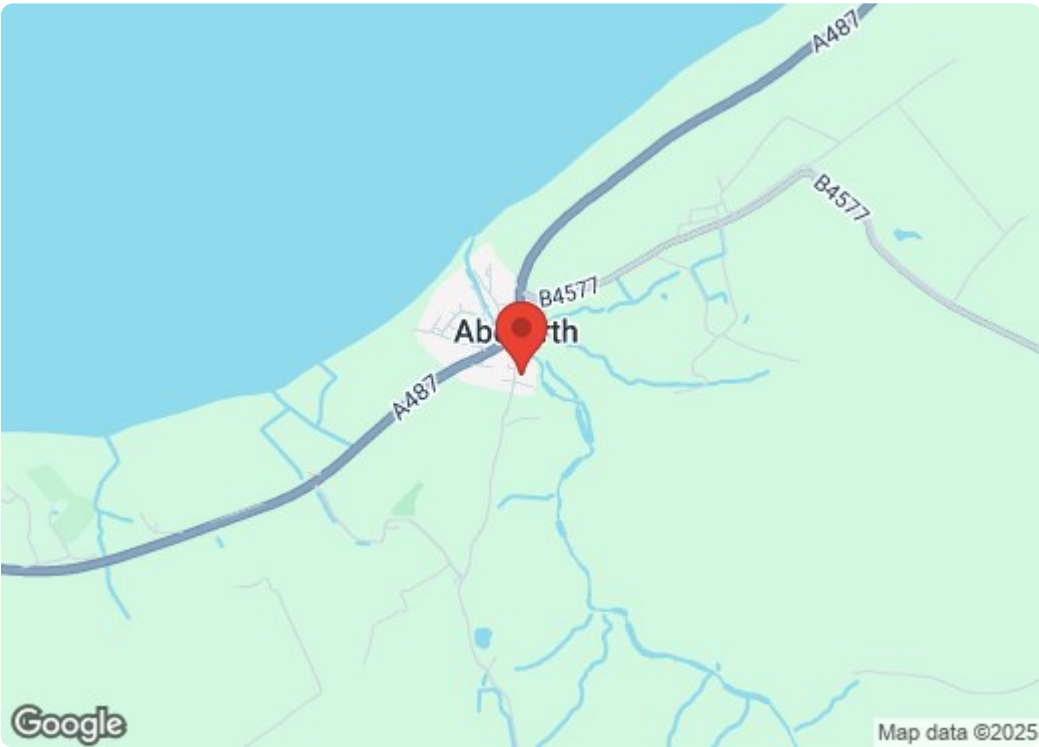


FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 82        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 68      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| 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

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.,