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**20 Bryn Y Mor Terrace & Ty Twt, Aberaeron, Ceredigion, SA46 0JW**

**Asking Price £289,950**

Set in an elevated position above Aberaeron, this end-terraced property offers stunning sea views and exceptional versatility. The main 3-bedroom home is complemented by an adjoining self-contained 1-bedroom unit - perfect for rental income, multi-generational living, or guest accommodation.

With its picturesque coastal setting and flexible layout, this is an ideal opportunity for investors or families seeking both space and income potential in one unique property.

The combination of location, ample living space, and the potential for additional income makes this property a rare find in today's market.

## Location



The property is attractively located in an elevated position, perched overlooking the picturesque town of Aberaeron and the Ceredigion coastline beyond. The property is within walking distance of Aberaeron which has a good range of amenities including primary and secondary schooling, integrated health centre, and Ceredigion County Council offices.

Aberaeron is known for being a destination town on the Ceredigion coastline, renowned for its colourful houses and popular cafes, bars, restaurants and shops.

## Description

The property comprises an end terrace property, having been extended to provide a separate one bedroom self contained residence which has been let out to provide a valuable second income by the current vendor; although this is currently vacant while awaiting new purchasers. The property has the benefit of new uPVC double glazing with solid fuel central heating to the main residence and electrical heating to Ty Twt. The accommodation provides more particularly the following:

### Entrance

13'11 x 6'6 (4.24m x 1.98m)

Composite front entrance door with side light, leading to:

### Hallway

With radiator and access to understairs cloakroom, having wash handbasin and W.C.

## Living Room

11'9 x 14 (3.58m x 4.27m)



With solid fuel fire having back boiler for domestic hot water and central heating purposes. Patio doors to front, leading onto the terrace; taking advantage of the views over Aberaeron and the sea beyond.



## Rear Kitchen / Breakfast Room

18' x 9'6 (5.49m x 2.90m)



A great room with ample space for entertaining having a bespoke range of kitchen units, with base cupboards and timber work surfaces incorporating a ceramic sink unit, electric cooker point, extractor fan, radiator, spot lighting and rear entrance door.



## First Floor

## Landing



With access to loft and door to airing cupboard with copper cylinder.

## Rear Bedroom 1

10'10 x 10'2 (3.30m x 3.10m)



With radiator and rear window.

### Front Bedroom 2

13'5 x 9'6 (4.09m x 2.90m)



With front window and radiator.

### Front Bedroom 3

8 x 8'5 (2.44m x 2.57m)

With radiator and front window.

### Bathroom

6'10 x 5'5 (2.08m x 1.65m)



Being fully tiled with a panel bath having electric shower unit over, wash handbasin, toilet and radiator.

### Ty Twt

This adjoins the property having independent access from the side, leading to:

### Kitchen / Dining room

12'5 x 8'56 overall (3.78m x 2.44m overall)



Extensive Oak kitchen units at base and wall level, incorporating single drainer sink unit with electric heater. With staircase to first floor.



### Living room

10'5 x 8'5 (3.18m x 2.57m)



With front window and electric heater.

## First Floor

### Landing



With access to storage cupboard.

### Front Bedroom 1

10'7 x 8'5 (3.23m x 2.57m)



With front window.

### Rear Shower Room

8'3 x 5'2 (2.51m x 1.57m)



Having corner shower cubicle, toilet and wash handbasin.

### Externally



The property is end of terrace with steps leading up to a front terraced area enjoying lovely views. To the rear of the property is an enclosed garden having external fuel store and workshop backing onto an open grassed bank.



### **Services**

We are informed that the property is connected to mains electricity, main water, mains drainage with oil fired central heating to main residence and electric heating to Ty Twt.

### **Directions**

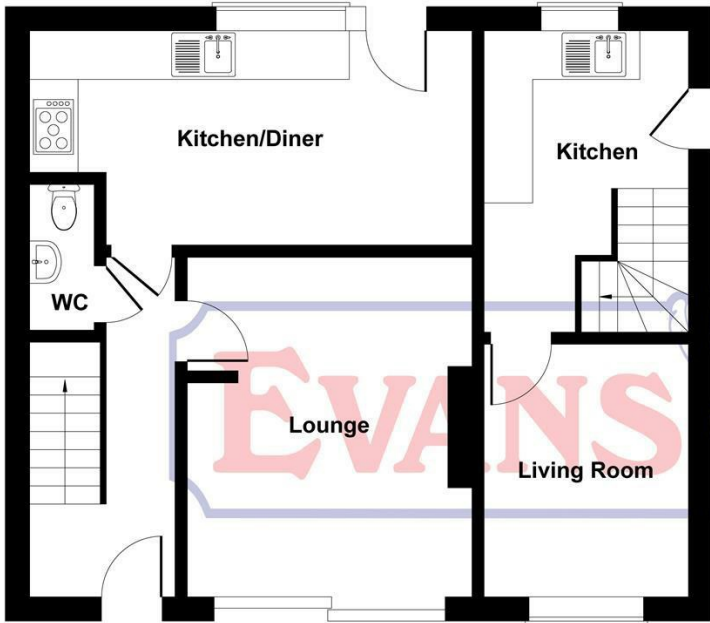
From our Aberaeron office, continue North along the A487 and by the petrol filling station turn right and then immediately left by the former hospital (now a flat development). Follow the road around to the right and then to the left on to the Bryn y Mor development and the property can be found in the furthest left hand corner as identified by the agents For Sale board.

### **Council Tax**

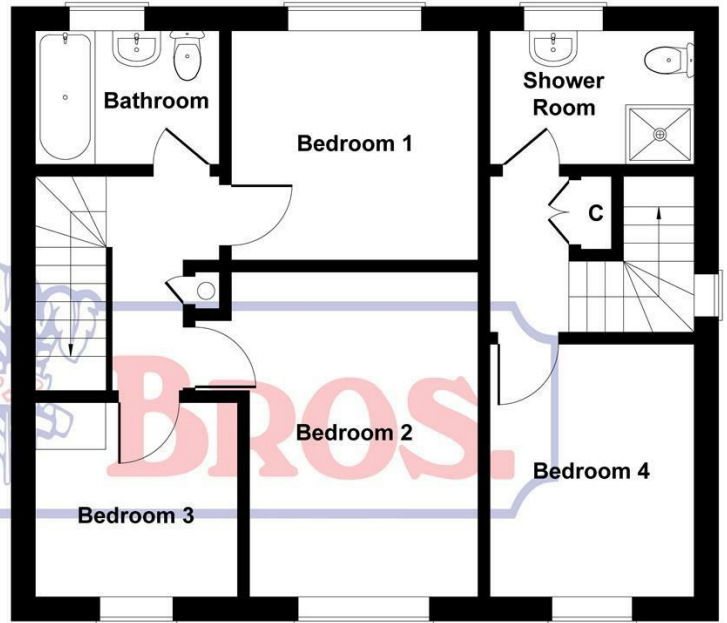
20 Bryn y Mor Council Tax Band C 2026/2027 £2,159.44

Ty Twt Council Tax Band A 2026/2027 £1,619.58

# 20 Bryn y Mor



GROUND FLOOR

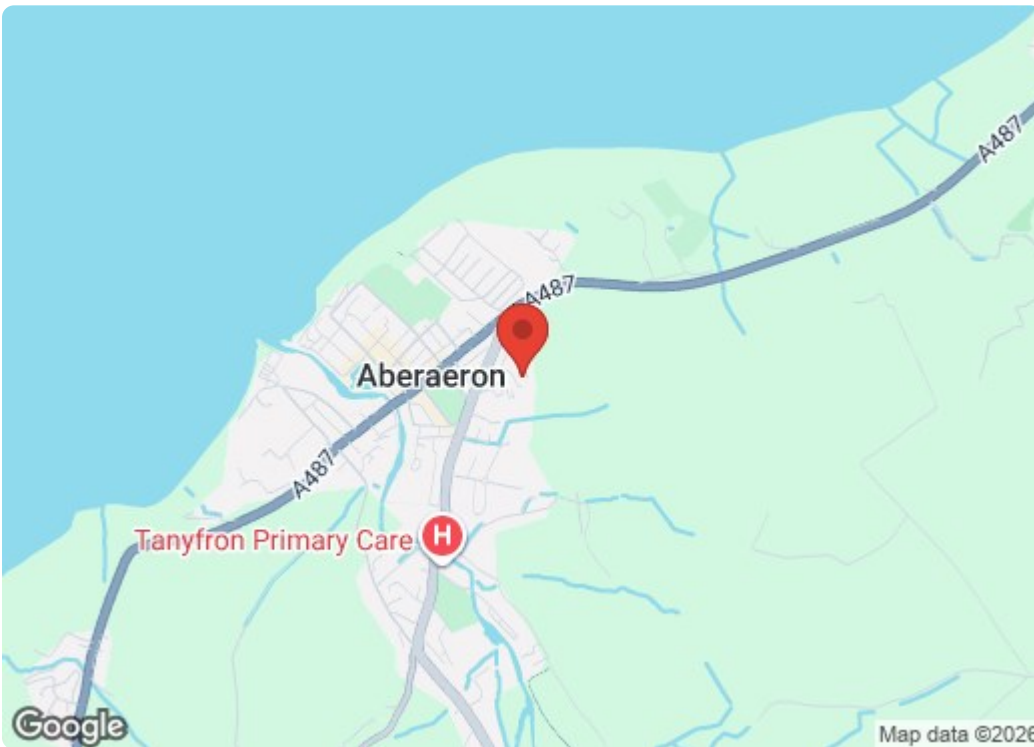


FIRST FLOOR

**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. 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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