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Tollwerdd (Westgate), 12 Greenland Terrace, Aberaeron, Ceredigion, SA46 0ER

Asking Price £419,950

Originally built in 1813 as the Westgate Toll House, this remarkable detached property has been thoughtfully transformed into a stylish and welcoming 3 bedroom home, whilst retaining an abundance of its original character. The beautifully appointed accommodation includes 2 reception rooms and an impressive bespoke oak kitchen with granite work surfaces and a striking Redfyre range, creating a wonderful focal point for the home and perfectly suited to those who love to cook and entertain. The beautifully arranged rear terraces are a particular delight, offering a series of private outdoor spaces and wooded areas from which to enjoy breathtaking panoramic views across the rooftops and harbour of Aberaeron towards Cardigan Bay. An idyllic spot for entertaining, relaxing or simply watching the spectacular coastal sunsets. Full of character, quality and individuality, Westgate is a truly rare opportunity to acquire an exceptional home in one of Ceredigion's most sought-after coastal towns.

Location



Aberaeron is one of West Wales' most attractive coastal towns, renowned for its colourful Georgian architecture, picturesque harbour and position on the Ceredigion Heritage Coast. The town offers an excellent range of amenities including independent shops, cafés, restaurants, pubs, galleries, both primary and secondary schooling, medical facilities and a convenience store. The harbour and waterfront provide a vibrant focal point, while the surrounding coastline offers superb opportunities for walking, cycling, fishing and enjoying the beaches and scenery.

Ideally positioned for exploring Cardigan Bay and the wider Ceredigion coastline, Aberaeron is within easy reach of New Quay and Aberporth, with Aberystwyth approximately 16 miles to the north. Llanerchaeron and the beautiful Teifi Valley are also nearby. Combining coastal beauty, historic character and excellent amenities, Aberaeron is a highly sought-after location for both permanent residents and lifestyle purchasers.

Description



A detached property having been extensively refurbished by the current owner to have the benefit of uPVC double glazing and tinted windows to the front elevation, and the benefit of oil-fired central heating from the Redfyre range. The property has been thoughtfully renovated with a fantastic kitchen; ideal for those with culinary interests. The property provides period-styled accommodation yet not being listed and affords more particularly, the following:

Composite Front Entrance Door

With feature slate steps leading up to front door.

Hallway



With quarry tiled flooring, radiator and steps leading up to first floor with door to understairs storage cupboard having fitted shelves.

Front Living Room

14'4 x 14'3 (4.37m x 4.34m)



An attractive, light room with a large front Bay window, picture rail and exposed timber flooring with a feature stone fireplace and chimney breast with two alcoves inset having feature lighting.

Rear Dining Room / Study

12'2 x 11'7 (3.71m x 3.53m)



With rear window, picture rail and fireplace having oak surround and granite insets and hearth, with alcoves either side and radiator. Original red quarry tiled flooring can be found below the fitted carpet.

Kitchen

16'1 x 10'2 (4.90m x 3.10m)



This is the heart of this lovely home; having a bespoke oak range of good quality, hand-crafted kitchen units with granite work surfaces, adding to the appeal of this lovely kitchen. The base units incorporate a single bowl sink unit, combination oven with 4-ring induction hob having extractor hood over, integrated fridge and feature dresser-style display unit with glazed cupboards and lighting inset. This room is complimented by the modern Redfyre oil-fired range providing cooking facilities, together with a double boiler for domestic hot water and central heating supplies. With timber effect tiled flooring and side window having remote controlled electric blind.



Pantry

Off the kitchen is a Pantry with oak-stained timber flooring, shelving, radiator, original food cupboard with mesh front and side window.

Rear Utility Room

9'6 x 6'9 (2.90m x 2.06m)



With fitted units having granite work surfaces incorporating plumbing for automatic washing machine and single drainer sink unit, with tiled flooring, rear entrance door and side window.

First Floor



With stairs leading to front galleried landing having feature original balustrade.

Front Bedroom 1

14'9 x 11'4 (4.50m x 3.45m)



An attractive room with views over Cardigan Bay via the tilt-and-turn tinted windows, with picture rail, timber flooring and radiator.



Rear Bedroom 2

11'9 x 10'9 (3.58m x 3.28m)



With radiator, rear window, timber flooring and picture rail.

Front Bedroom 3

7'11 x 7'3 (2.41m x 2.21m)



With radiator, front tinted window, timber flooring below carpet, picture rail and access to spacious loft via drop down ladder leading to a boarded loft space with electric point and light.

Bathroom



With tiled walls and vinyl laminate floor, having a jacuzzi spa bath, corner shower with Mira power shower unit, large wash

handbasin having freestanding glass shelf below, wall mounted toilet, feature Myson heated towel rail, rear frosted window and feature fitted lighting.



Storage / Airing Room

8'11 x 8'3 (2.72m x 2.51m)

With fitted shelving and housing the pressurized hot water cylinder and access to rear loft area.

Externally



A feature of this property is the rear terraced gardens and grounds; enclosed by an enclosed rear courtyard with covered dry storage area with external power point and water tap. There are steps up to a terraced patio area with former stone-built toilet area and bunded oil-tank with steps up to a further rear terraced garden and wooded area; from which are panoramic views over the town and Cardigan Bay beyond. This is the perfect spot for enjoying sensational sunsets.



Services

We are informed the property benefits from connection to mains water, mains drainage and mains electricity with oil-fired central heating and Fibre broadband.

Directions

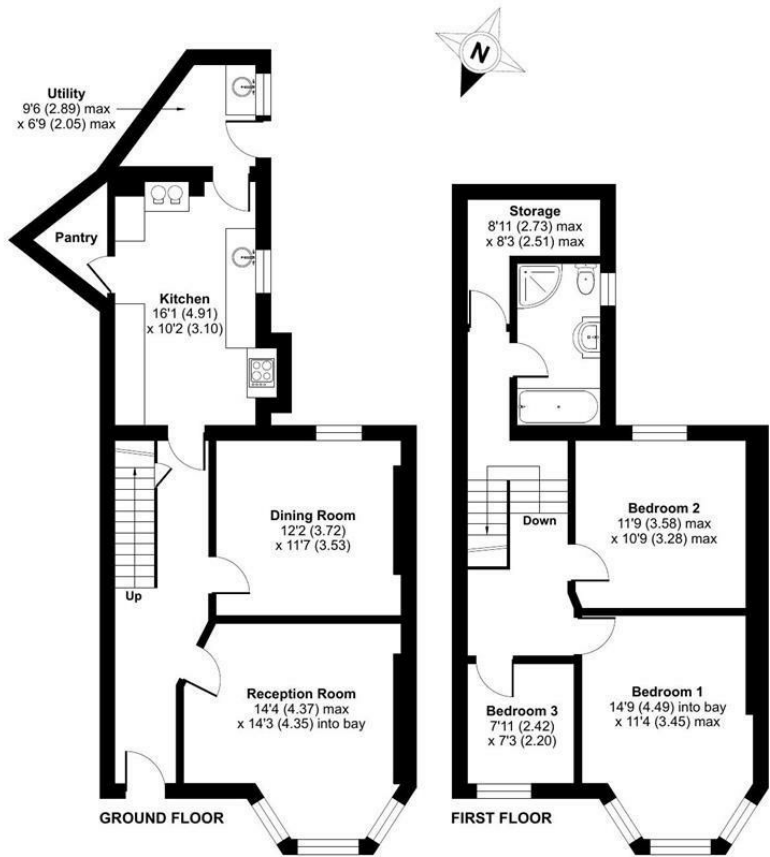
Upon heading south out of Aberaeron, the property can be found on Greenland Terrace on the left hand side.

Council Tax Band E

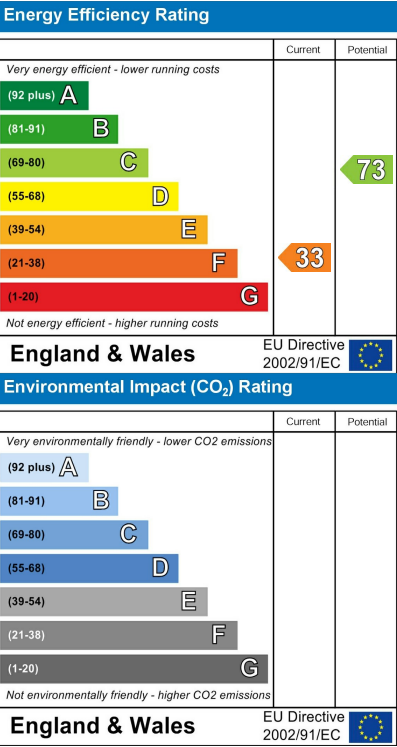
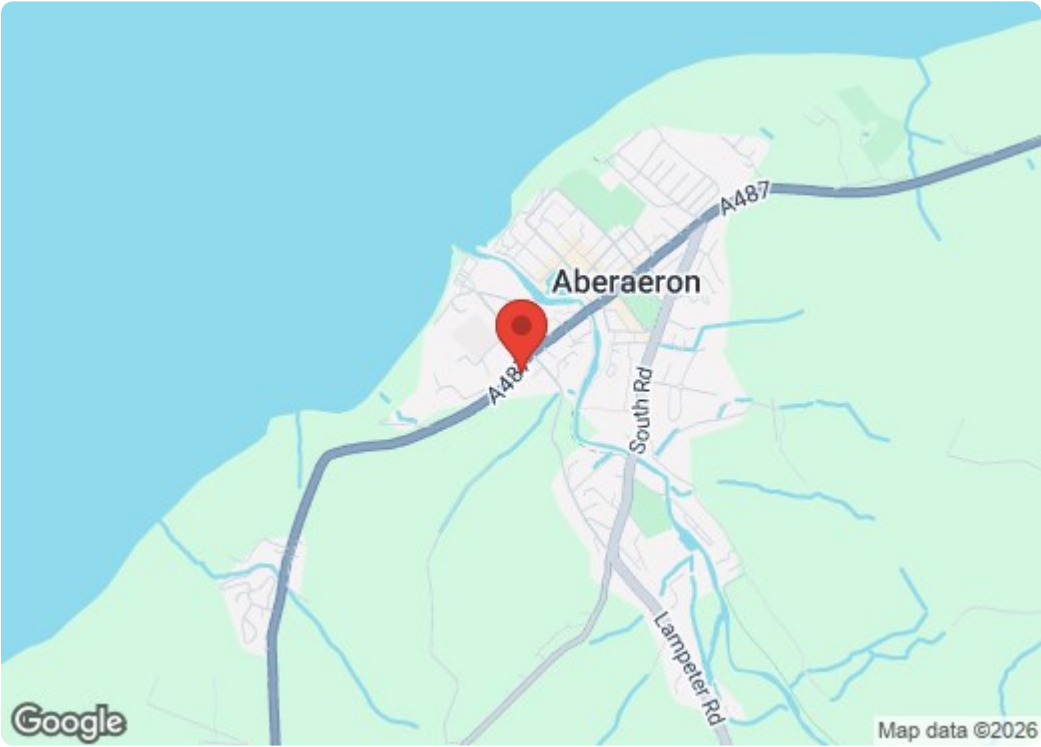
We are informed the property is council Tax Band E with amount payable for 2026/2027 being £2969.

Greenland Terrace, Aberaeron, SA46

Approximate Area = 1288 sq ft / 119.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Evans Bros Ltd. REF: 1513705



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