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Angorfa, 4 Lower Regent Street, Aberaeron, SA46 0HZ

Asking Price £250,000

** CHAIN FREE **

A lovely Grade 2 listed Georgian townhouse offering recently renovated 2/3 bedroom accommodation in a convenient location. The property benefits from an easy to maintain rear lawned garden with street parking available. An excellent location on the level in the town centre of Aberaeron, being ideal for young professionals or indeed for retirement purposes. Ideally located just off the town centre within walking distance of the popular cafes, bars, shops and restaurants in Aberaeron, renowned for its colourful Georgian houses and harbour.

Location

The property is attractively located within walking distance of the popular cafes, bars, shops and restaurants in Aberaeron and just a short walk to North Beach. Aberaeron also offers a range of local amenities such as primary and secondary schooling together with an integrated health centre and the Ceredigion County Council local authority offices.

The property is also convenient to the larger towns of Aberystwyth to the north and Cardigan to the south and within some 15 miles of the university town of Lampeter.

Description



An attractive Grade 2 listed Georgian style property with a traditional double-fronted Georgian façade offering deceptively spacious 2/3 bed accommodation which has been recently renovated to a high specification to include efficient Mirrorstone infrared heaters along with a newly fitted kitchen and bathroom.

Front Entrance Door

To:

Reception Hallway



With tiled flooring, heated towel rail, door to cellar and stairs leading to first floor.

Reception Room / Bedroom 3

9'9 x 12'2 (2.97m x 3.71m)



With fireplace having electric fire inset and Mirrorstone infrared heater over, ceiling coving, tiled flooring and front sash window.

Living Room

10'7 x 12'1 (3.23m x 3.68m)



With feature stone fireplace having electric fire inset and Mirrorstone infrared heater over, ceiling coving, tiled flooring, storage cupboard housing hot water cylinder and front sash window.

Kitchen
7'8 x 10'1 (2.34m x 3.07m)



With a newly fitted range of modern kitchen units at base and wall level incorporating single drainage sink unit, integrated dishwasher, fitted electric oven and ceramic hob with extractor hood over, space and plumbing for automatic washing machine, heated towel rail, rear window overlooking garden and door to rear.

First Floor
Approached via a dog leg staircase with a small window at half landing level.

Front Bedroom 1
10'8 x 12'1 (3.25m x 3.68m)



With front sash window, Mirrorstone infrared heater and newly fitted carpets.

Bathroom



With bath having shower unit over, wash handbasin, toilet, heated towel rail, front window, tiled flooring and panelled walls.

Front Bedroom 2
7'6 x 12'7 (2.29m x 3.84m)



With front sash window, Mirrorstone infrared heater and newly fitted carpets.

Externally



The property has a shared access pedestrian path to the rear door with a pleasant lawned garden area and useful garden shed.



Garden Shed



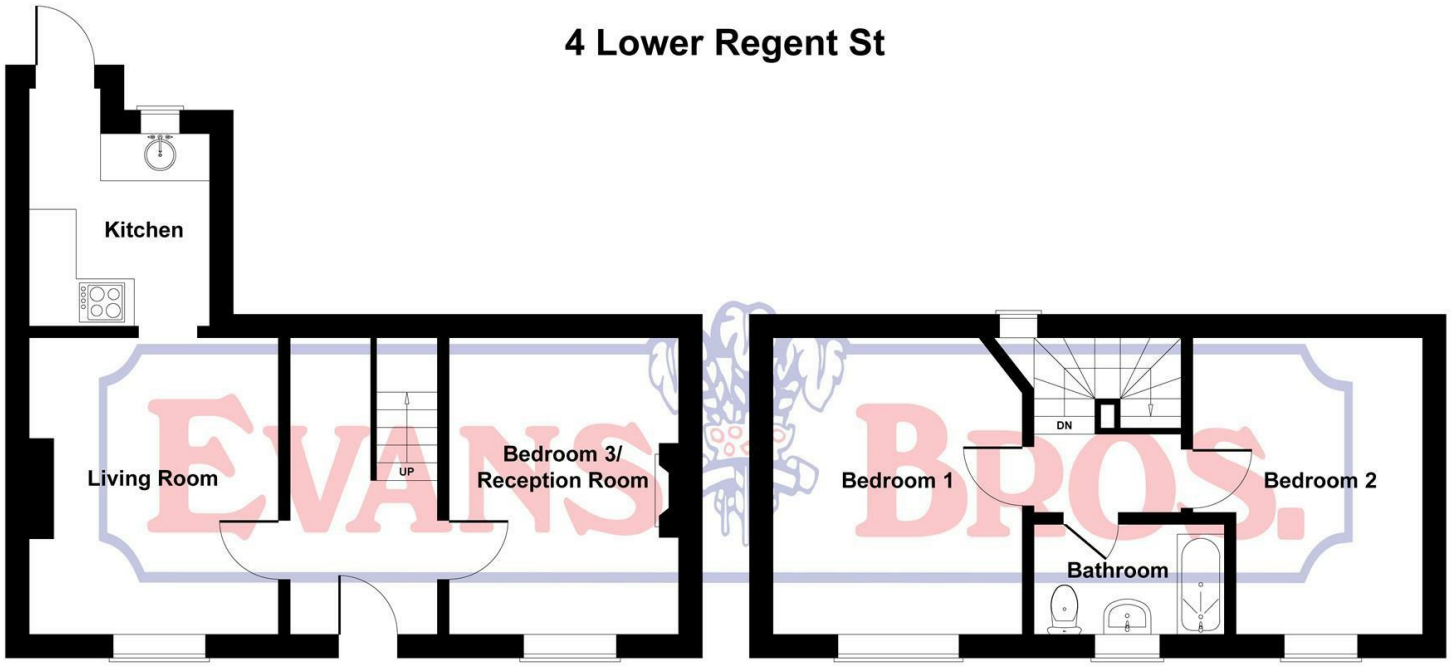
Council Tax Band C

Council Tax Band C with amount payable for 2026/2027 being £2,159.

Services

We are informed the property benefits from connection to mains water, mains electricity and mains drainage with newly fitted Mirrorstone Infrared Panel Heaters in both reception rooms and both bedrooms.

4 Lower Regent St

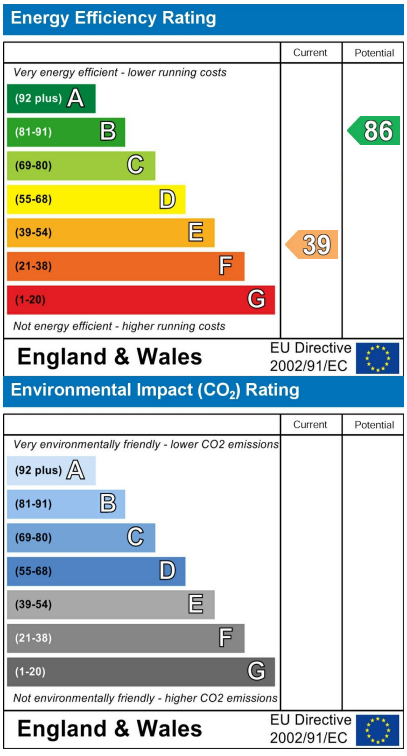


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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