

NEW
INSTRUCTION



Llys Aeron, Lampeter Road, Aberaeron SA46 0ED

Offers in the region of £695,000

**5* Gold Award Guest House in Aberaeron,
3 En-suite Bedrooms, 2 Bedroom Self Contained Flat, & 4
Bedroom owners accommodation,
Half an Acre of Pretty Walled Gardens,
EER - 41**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

KE/RO/68711/190219

DESCRIPTION

Llys Aeron Guest House located in the picture postcard harbour town of Aberaeron along the beautiful Cardigan Bay coastline, with its array of pastel coloured Georgian houses, and charming mix of bars, restaurants, cafés and shops.

This substantial detached property is set in approximately half an acre of pretty walled gardens. It offers a fantastic opportunity for someone looking for the possibility for a change of lifestyle or income potential with its luxury accommodation comprising 3 double en-suite rooms, 4 bedroom owners accommodation & 2 bedroom self contained flat. Further benefits include elegant and contemporary presentation, guest dining room, kitchen/diner and living room, hydrotherapy hot tub, summer house, double garage, central heating & solar panel's. The property is currently a successful and highly commended 5* Gold Award Guest House.

Internal viewing is highly recommended to appreciate everything this property has to offer.

EER - 41

SITUATION

The property is located within walking distance of the seafront and town centre. Aberaeron provides for a number of everyday amenities to include primary and secondary school, leisure centre, shops, cafés, public houses and restaurants together with a public transport service. This pretty harbour town boasts scenic views of the Cardigan Bay coastline and is a popular venue for locals and tourists alike.

KITCHEN/DINER

25'11 x 15'4/9'8 (7.90m x 4.67m)

Double glazed sash window to front and side, modern country style fitted kitchen with range of wall and base units, Granite worktops over, island with granite worktops and 1½ bowl sink with mixer tap, aga with tiled inlay, space and plumbing for dishwasher, tile effect laminate flooring, feature stone wall, door from dining area to hallway and access to cellar, opening to;

LIVING ROOM

15'2 x 13' (4.62m x 3.96m)

Double glazed sash window to front, log burner style gas fireplace set on slate hearth with pointed stone surround with wooden mantle over, coving, picture rail, radiator.

HALLWAY

22'6 x 6'8 (6.86m x 2.03m)

Impressive entrance hallway, original wooden flooring, original arch ceiling, radiator, storage cupboard, doors to;

LOUNGE/DINING ROOM

17'7 x 15'1 into bay (5.36m x 4.60m into bay)

Bay sash window to rear overlooking pretty walled garden, coving, picture rail, radiator, log burner style gas fireplace set on slate hearth with pointed stone surround with wooden mantle over.

CONSERVATORY

19'3 x 12'1 (5.87m x 3.68m)

Tiled flooring, exposed stone wall, external door to front and rear.

FIRST FLOOR LANDING

Impressive original half gallery landing with large sash window to rear overlooking garden, lovely large open landing space, doors to;

BEDROOM ONE

12'11 x 9'8 (3.94m x 2.95m)

Double glazed sash window to front, radiator, coving, TV point, door to;

EN-SUITE

12'11 x 5'2 (3.94m x 1.57m)

Double glazed sash window to side, laminate flooring, modern suite comprising bath with shower over, low level WC, wash hand basin,

radiator, localised wall tiles.

BEDROOM TWO

15'2 x 11'9 (4.62m x 3.58m)

Double glazed sash window to front, picture rail, coving, radiator, TV point, built-in cupboard, door to;

EN-SUITE

7'11 x 5'11 (2.41m x 1.80m)

Laminate flooring, localised wall tiles, modern suite comprising corner shower, low level WC, wash hand basin, coving, extractor fan.

BEDROOM THREE

15'1 x 14'4 (4.60m x 4.37m)

Sash window to rear and side, coving, picture rail, radiator, TV point, door to;

EN-SUITE

7'2 x 5' (2.18m x 1.52m)

Double glazed window to side, modern suite comprising bath with shower over, low level WC, wash hand basin, laminate flooring, airing cupboard with shelving, under stairs storage area.

SECOND FLOOR LANDING

Velux windows, sash window to rear, loft access, radiator, doors to;

BEDROOM ONE

15'2 x 13' (4.62m x 3.96m)

Double glazed sash window to front, tongue and groove clad panelling, exposed beams, radiator.

BEDROOM TWO

14'1 x 13'9 (4.29m x 4.19m)

Double glazed sash window to front, built-in wardrobes, TV point, radiator, exposed beams.

BEDROOM THREE

15'1 x 14'6 (4.60m x 4.42m)

Velux windows to side, sash window to rear, exposed stone wall, radiator.

BATHROOM

11'4 x 5'11 (3.45m x 1.80m)

Velux window, modern suite comprising large shower unit, low level WC, wash hand basin, laminate flooring, tongue and groove panelling, ceiling spot lights, exposed beams, radiator.

STUDY

12'10 x 9'9 (3.91m x 2.97m)

Velux and sash window to rear, built-in wardrobes, radiator.

WC

7'3 x 4'4 (2.21m x 1.32m)

Sash window to rear, low level WC, wash hand basin, radiator, vaulted ceiling.

BASEMENT

12'8 x 11'9 (3.86m x 3.58m)

Enter via stairs, window to rear, tiled flooring, storage units with worktops over, sink with drainer and mixer tap, space and plumbing for washing machine and tumble dryer, power point, lighting, external door to rear garden.

LLYS BACH (SELF CATERING APARTMENT)

Self contained, self catering flat/apartment.

PORCH

Tiled flooring, opening to;

KITCHEN

9'4 x 6'7 (2.84m x 2.01m)

Double glazed window to side, modern fitted kitchen with range of wall and base units, worktops over, stainless steel sink with mixer tap and drainer, space and plumbing for washing machine and dishwasher, localised wall tiles, doors to;

BEDROOM ONE

11'8 x 10'2 (3.56m x 3.10m)

Wood effect laminate flooring, double glazed window to front and side, radiator.

BATHROOM

11'3 x 4'10 (3.43m x 1.47m)

Extractor fan, modern suite comprising shower, low level WC, wash hand basin, localised wall tiles, ceiling spotlights.

BEDROOM TWO

11'4 x 11'7 (3.45m x 3.53m)

Double glazed windows to front, wood effect laminate flooring, radiator.

LIVING ROOM

14'7 x 13'5 (4.45m x 4.09m)

Double glazed window to side, continuation of wood effect laminate flooring, radiator, TV point.

BOILER ROOM

Original flooring and exposed stone walls, with power and lighting connected, housing central heating boilers for house and separate for the apartment.

WORKSHOP

21' x 14'4 (6.40m x 4.37m)

With power and lighting connected, solar panels on roof, opens to;

DOUBLE GARAGE

14'4 x 25'6 (4.37m x 7.77m)

Solar panel control unit, up and over roller doors.

EXTERNALLY

To the front of the property is a tarmac driveway leading to parking area for several vehicles. Driveway leading to Detached double garage, pathway leading to the rear of the property where there is a pretty stone walled garden laid mainly to lawn with some pretty flower beds. The garden has been beautifully landscaped with some lovely seating areas and outdoor BBQ area, Summer house with decking and covered Portico hydrotherapy hot tub great for entertaining.

SERVICES

We are advised mains electricity, water and drainage are connected. Individual oil fired central heating system for the house and the self contained apartment. LPG gas fires. Solar panels connected to the grid deriving an income TBC.

VIEWING

By appointment with the selling Agents on 01545 570990 or e-mail aberaeron@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisEron or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Aberaeron Office, proceed along Alban Square turning left before the pedestrian crossing. Continue around the square turning right at the junction passing the Memorial Hall on the left and onto Vicarage Hill. At the top of the hill, take the left-hand turning at the mini-roundabout where the property will be seen on the left-hand side of the road a short way along.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	69

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) 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		
England & Wales	EU Directive 2002/91/EC	65

**John.
Francis**