

NEW
INSTRUCTION



Greenland Cottage, Lampeter Road, Aberaeron SA46 0ED

Offers in the region of £269,950

**3 Bedroom Detached Cottage,
Income Potential from 2 Chalet Cottages,
Parking & Low Maintenance Garden,
Aberaeron Town Location,
Main Cottage EER -44,**

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/68342/080719

DESCRIPTION

Aberaeron town, income potential/investment opportunity!

Enjoying a tucked away position on the outskirts of Aberaeron town this detached cottage has many attractions including two self-contained two bedroom chalet cottages perfect for holiday lets or additional accommodation. The character cottage benefits from a simple layout with three bedrooms, family bathroom, kitchen, living room and dining room. Externally the property benefits from a low maintenance garden with a good size parking area. Internal viewing is recommended to appreciate everything this property has to offer.

Main Cottage EER -44, 1
Greenland Cottages EER-40, 2
Greenland Cottages EER-49.

SITUATION

The property is situated down a no through road on the outskirts of Aberaeron town within walking distance of the seafront and town centre. This picturesque Georgian harbour town boasts scenic views of the Cardigan Bay coastline and provides for a number of amenities to include primary and secondary schools, leisure centre, shops, cafés, public houses, restaurants together with public transport service and is a popular venue for locals and tourists alike.

CONSERVATORY

14'5 x 8'5 (4.39m x 2.57m)
Double glazed windows and external door, tiled flooring, radiator, door to:

LIVING ROOM

13'10/15'4 x 7'13' (4.22m x 2.13m)
Double glazed window to front, open fireplace with slate hearth, stone surround and wooden mantle over, exposed beams, door to:

KITCHEN (L-SHAPED)

14'11/6'10 x 12'10/8'1 (4.55m x 3.91m)
Double glazed window to rear and side, external door to rear,

ceiling spotlights, fitted kitchen with range of wall and base units, worktops over, 1½ bowl stainless steel sink unit with drainer and mixer tap, integrated electric oven, microwave, hob with extractor over, localised tiles walls, tiled effect flooring, exposed beams, radiator.

DINING ROOM

12'2 x 11'11 (3.71m x 3.63m)
Double glazed patio doors, access to loft, radiator.

INNER HALLWAY

Access to loft, airing cupboard, radiator, doors to:

BEDROOM ONE

12' x 9'6 (3.66m x 2.90m)
Double glazed window to side, access to loft, radiator.

BEDROOM TWO

9'9 x 7'1 (2.97m x 2.16m)
Double glazed window to rear, radiator.

BATHROOM

7'9 x 5'5 (2.36m x 1.65m)
Double glazed frosted window to front, suite comprising bath with electric shower over, low level WC, wash hand basin, localised tiled walls, radiator.

BEDROOM THREE

10'10 x 7'10 (3.30m x 2.39m)
Double glazed windows to front, radiator.

CHALET COTTAGES

Elevated at the rear of the property are 2 chalet cottages which previously have been let for an additional income. The chalets comprise Open Plan Kitchen/Living/Dining Room (14'2" x 11'4" (4.32m x 3.45m) (max), Shower Room off, 2 Bedrooms 8'9" x 8'3" (2.67m x 2.51m) and 8'9" x 8'2" (2.67m x 2.49m). The cottage chalets have a seating area to the front and a small rear garden. This provides the perfect opportunity for additional income or overflow accommodation if required.

EXTERNALLY

The property is approached via a tarmac driveway leading to a parking area to the front and side. A pathway leads

around the property to the rear where there are **BLOCK BUILT SHEDS** and a lawn area to the side. Steps lead to the **CHALET COTTAGES** where there is a further lawn to the rear.

SERVICES

We are advised mains water, electricity and drainage are connected to the property with oil fired central heating.

PLEASE NOTE

We have been advised that there is Japanese Knottweed on and near the boundary of the property, there is a 2 year management plan in place with a 10 year guarantee.

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

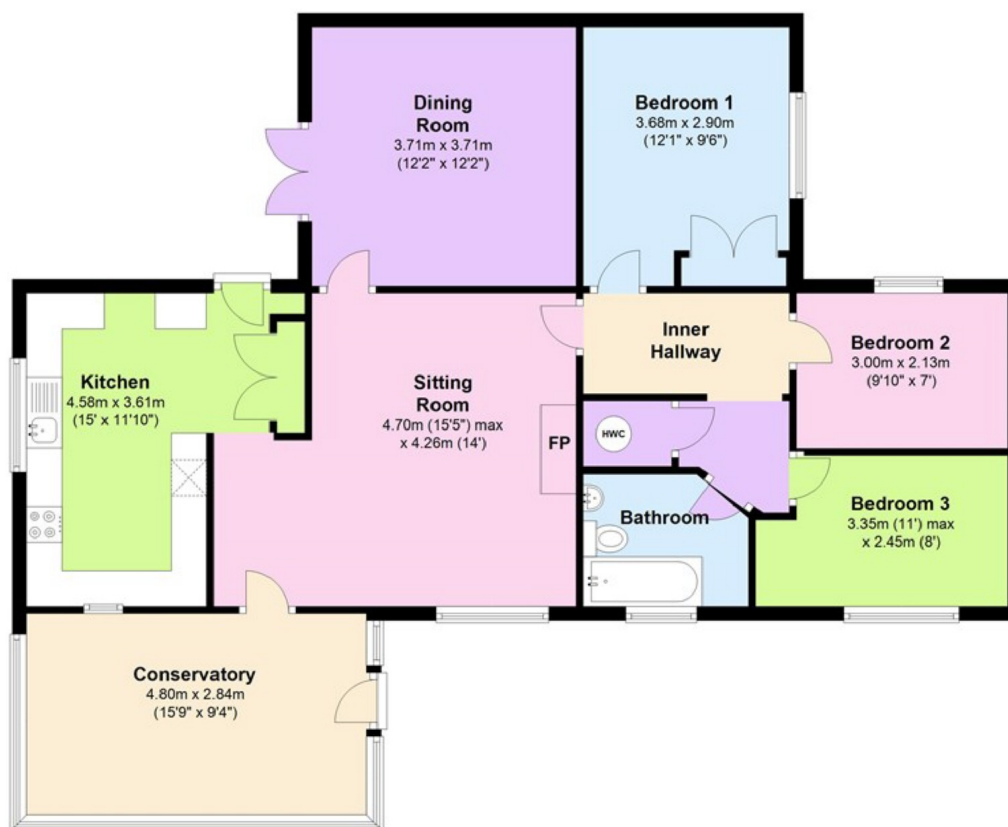
GENERAL NOTE

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 continue along taking the turning left tucked away after Llys Aeron B & B. The property can be found in the right hand corner at the bottom of the lane.

Ground Floor



The Floor plans are for guidance only.
Plan produced using PlanUp.


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Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

**John.
Francis**