

Aberystwyth

£280,000



We are pleased to offer this fantastic six bedroom property within walking distance of Aberystwyth Town Centre. This property benefits from five bedrooms complete with many original features this house is perfect for a family or an investment.

- SPACIOUS LIVING
- INVESTMENT OPPORTUNITY
- CLOSE TO THE BEACH
- GARDEN
- BASEMENT
- CLOSE TO LOCAL AMENITIES
- SIX BEDROOMS

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Call 01970 636000 to arrange a viewing

CUSTOM HOUSE STREET

Presenting this wonderful property situated in the heart of Aberystwyth, minutes away from the town centre and the sea front. Ideal for first families or investors alike this property is a must see.

PROPERTY COMPRISES

Property is entered through wooden door into the entrance hallway.

HALLWAY

Communicating doors to living room, dining room and kitchen.

LIVING ROOM

20' 11" x 10' 9" (6.38m x 3.28m) With wooden flooring throughout, the living room benefits from an electric fire with beautifully hand painted Worthington surround featuring local Aberystwyth landmarks. A large bay window with views to the front floods the room with natural light. French doors into the dining room.

DINING ROOM

17' 8" x 9' 0" (5.40m x 2.76m) Again with wooden flooring the dining room is of generous proportions with original cupboards. Communicating door to hallway and the sun room.

SUN ROOM

6' 9" x 6' 8" (2.06m x 2.04m) The sun room is flooded with natural light from the patio doors to the garden and would be perfect to kick back and relax in after a busy day.

UTILITY ROOM

7' 4" x 5' 5" (2.25m x 1.67m) Utility room contains Worcester boiler with roll top surfaces and space with plumbing suitable for a washing machine. window with views to the rear of the property.

KITCHEN

13' 9" x 10' 0" (4.21m x 3.07m) With tiling to the floor, this kitchen comprises of a 4 burner gas hob a double oven with grill space and single sink and drainer with overhead mixer tap. Roll top units throughout the kitchen with fixed cupboards and also storage cupboard. Space for free standing fridge/freezer and window to the side of the kitchen overlooking the garden. Door leading to basement.

FIRST FLOOR

BEDROOM ONE

16' 11" x 10' 10" (5.18m x 3.31m) Large bay window overlooking the front of the property floods the room with natural light. The master bedroom is newly carpeted and boasts fitted storage, shower cubicle and hand wash basin and could easily be altered to a new buyer's tastes as the walls in this room are of a neutral colour.

BEDROOM TWO

12' 9" x 8' 10" (3.91m x 2.70m) Double bedroom with decoratively painted wooden floors and hand wash basin. Window to rear.



**BEDROOM THREE**

9' 2" x 8' 0" (2.81m x 2.45m) Single bedroom again with hand wash basin. Window to the front of the property.

BATHROOM ONE

5' 11" x 5' 3" (1.82m x 1.61m) White suite comprising low flush WC, paneled bath with shower over and hand wash basin. Tiling to water sensitive areas and wooden floor.

SECOND FLOOR**BEDROOM FOUR**

11' 5" x 9' 11" (3.50m x 3.03m) Double bedroom which boasts exposed beams and wooden flooring. Window over-looking the front of the property.

BEDROOM FIVE

13' 10" x 9' 10" (4.24m x 3.02m) Another double bedroom, this time carpeted, with exposed beams and window to the front.

BEDROOM SIX/SNUG

Communicating door to bedroom five and the bathroom. Carpeted with exposed beams.

BATHROOM TWO

10' 0" x 9' 10" (3.06m x 3.02m) As with bathroom two white suite comprising low flush WC, paneled bath with shower over and hand wash basin. Tiling to water sensitive areas and laminated floor.





**BASEMENT**

21' 10" x 10' 4" (6.66m x 3.16m) With wood laminate to the floor and ample storage space the basement is currently used as an additional reception room. Street level window to the front of the property.

OUTSIDE REAR OF PROPERTY

Accessed from the sliding patio doors in the sun room the garden is private and is laid to patio and lawn with manicured flower beds bordering the perimeters and can be easily maintained. Greenhouse and shed.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

IMPORTANT INFORMATION**MONEY LAUNDERING REGULATIONS 2019 -**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

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**Local Authority**

Ceredigion County Council

Council Tax Band

F

Energy Efficiency Rating

51

Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

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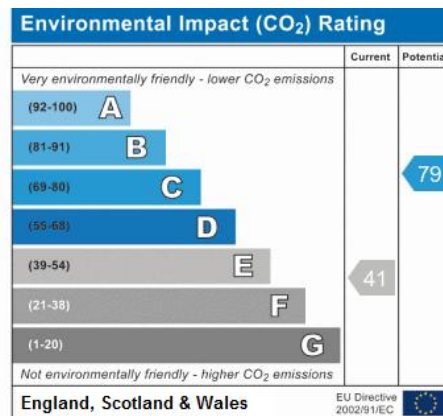
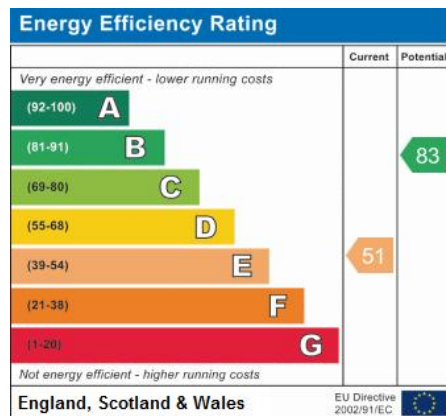
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Opening Hours

Monday - Friday: 9am -6pm
Saturday: 9am - 5.30pm
Sunday: 11am - 4pm

Contact Us

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