



Aberystwyth

£185,000

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Four bedroom house located in the centre of Aberystwyth town, seconds from the castle grounds and seafront. Currently a successful rental with no onward chain. The property provides four double bedrooms, bathroom and separate shower room, lounge, dining area, kitchen with access to courtyard. Not only offering great space upstairs but also basement area currently used as a "hang out" area with pool table and sofas. The property will appeal to investors or purchasers seeking a ground floor accommodation for commercial use subject to planning with a residential letting unit above.

****PROPERTY IS TENANTED UNTIL JUNE 2023****

- FOUR BEDROOM HOUSE
- POOL ROOM / BASEMENT
- LOCATED IN ABERYSTWYTH TOWN
- BATHROOM & SEPERATE SHOWER ROOM
- CURRENTLY SUCCESSFUL RENTAL
- CHAIN FREE
- TENANTED UNTIL NEXT ACADEMIC YEAR (2023)

Cambrian Chambers
Terrace Road
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Ceredigion
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Call 01970 636000 to arrange a viewing

14 PRINCESS STREET

A freehold mid terrace town house converted to provide a HMO for five people with 2 receptions. There is a basement with Shower Room and Pool Room. The Facade of property is Grade II Listed.

PROPERTY COMPRISES

The property is constructed of solid stone walls with mainly rendered and painted external elevations under a slate roof. Mains electric water and drainage. Council Tax Band "D"

PORCH

Fire alarm main panel and glazed door to:

ENTRANCE HALL

With stairs to First Floor and door to:

DINING AREA

12' 11" x 10' 5" (3.96m x 3.20m) Great space for table and chairs, access to the lounge and kitchen.

LIVING ROOM

12' 9" x 10' 5" (3.91m x 3.18m) Large window to the front, neutrally decorated and fully carpeted. Range of power points.

KITCHEN

10' 7" x 6' 7" (3.25m x 2.03m) Range of fitted base and eye level units. Work top, Single drainer sink. Plumbing for automatic washing machine. Three twin power points.

FIRST FLOOR

Approached by easy rise stair case to half landing with doors to:

WC

With low flush W.C. Wash hand basin. Velux window.

BATHROOM

With panelled bath. Panelled wash hand basin. Electric wall mounted fan heater. Large privacy window to rear.

BEDROOM ONE

10' 5" x 7' 6" (3.19m x 2.29m) Double bedroom, neutrally painted and fully carpeted with built in storage. Velux window.

BEDROOM TWO

12' 11" x 12' 9" (3.96m x 3.89m) Great sized room with character features. Bay window to front.

SECOND FLOOR

Stairs rise and turn to second floor.

BEDROOM THREE

10' 5" x 7' 6" (3.19m x 2.29m) Window to rear. Another double bedroom neutrally decorated and fully carpeted.

BEDROOM FOUR

12' 11" x 12' 11" (3.96m x 3.96m) Double room. Neutrally decorated and fully carpeted.



**LOWER GROUND FLOOR**

Stairs down to basement.

ROOM

12' 11" x 12' 4" (3.96m x 3.76m) Electric meter. Twin power point. Night storage heater

SHOWER ROOM

With low flush W.C. Wash hand basin. Electric shower.

POOL ROOM / BASEMENT

Fully electric, currently used as a hang out / pool room. Door out to rear. Fully carpeted.

IMPORTANT INFORMATION**MONEY LAUNDERING REGULATIONS 2021 -**

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.

VIEWINGS

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

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Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. AEA Management Ltd
Plan produced using PlanUp.

Local Authority

Ceredigion County Council

Council Tax Band

D

Energy Efficiency Rating

43

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.

Alexanders Residential Sales

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Terrace Road
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Opening Hours

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

Contact Us

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

