

Aberystwyth

£220,000



This fantastic four bedroom HMO property in the heart of Aberystwyth is just seconds from the beach and all local amenities. With spacious living area and open plan kitchen/diner this property would be the perfect candidate for a rental investment or a family home. No onward chain.

- **CHAIN FREE**
- FOUR BED TOWNHOUSE
- SPACIOUS
- INVESTMENT POTENTIAL
- TENANTED FOR NEXT ACADEMIC YEAR
- GREAT FAMILY HOME

Cambrian Chambers Terrace Road Aberystwyth Ceredigion SY23 1NY

sales@alexanders-online.co.uk www.alexanders-online.co.uk Call 01970 636000 to arrange a viewing

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22 PORTLAND ROAD

Freehold mid terraced four bedroom house, set over three floors and currently occupied with tenants until Summer 2023. Rental Income available upon request. If you are an investor looking for a great rental income looking for a property in Aberystwyth's center, this is the property for you!

PROPERTY COMPRISES

Property is served by mains gas central heating. Mains water and drainage. Council Tax Band D

ENTRANCE HALL

LOUNGE

9' 10" x 22' 7" (3m x 6.9m) Spacious room with large bay window to the front of the property. Previously two rooms now one large living space. Two entrance doors.

KITCHEN/DINER

25' 11" x 7' 6" (7.90m x 2.30m) The kitchen/diner is a fantastic space for entertaining with opening through to the kitchen area and space for large dining table. Large window to the side of the property.

Kitchen comprises

Base level units with worktops over. Tiling to floors and water sensitive areas. Electric oven and space and plumbing for washing machine. Communicating door to courtyard.

FIRST FLOOR

BATHROOM

White suite comprising bath, WC and hand wash basin. Tiling to all water sensitive areas.

SHOWER ROOM

The shower room comprises single cubicle with electric shower, low flush WC and hand wash basin.

BEDROOM ONE

10' 9" x 7' 2" (3.29m x 2.20m) Wonderfully light and airy double bedroom with neutral walls, bay window and laminate flooring.

BEDROOM TWO

11' 9" x 11' 5" (3.60m x 3.50m) Single bedroom to the rear of the property. Neutrally decorated with laminate flooring throughout.

SECOND FLOOR

BEDROOM THREE

10' 5" x 6' 10" (3.20m x 2.1m) Great sized double with window to the front of the property.

BEDROOM FOUR

13' 9" x 12' 9" (4.2m x 3.9m) Single bedroom with window to the rear.

OUTSIDE OF PROPERTY

courtyard 1.40M x 9.30M.







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IMPORTANT INFORMATION MONEY LAUNDERING REGULATIONS 2022 –

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

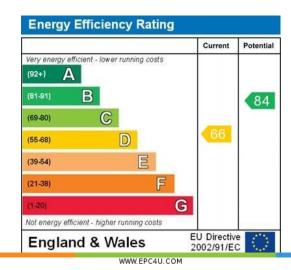
Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

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Aberystwyth





Local Authority

Ceredigion County Council

Council Tax Band

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Energy Efficiency Rating 66

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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Alexanders Residential Sales Cambrian Chambers **Terrace Road** Aberystwyth Ceredigion **SY23 1NY**

Opening Hours

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

Contact Us

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