



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](mailto:sales@alexanders-online.co.uk)  
[www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)  
Call 01970 636000 to arrange a viewing

**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.







## 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](mailto: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**

E

**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.

**Alexanders Residential Sales**

Cambrian Chambers  
Terrace Road  
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SY23 1NY

**Opening Hours**

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

**Contact Us**

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

