



FOR SALE BY PRIVATE TREATY

Well-appointed and presented self-contained first floor Town centre 2 bedroom flat.

FLAT 2
40 PORTLAND ROAD
ABERYSTWYTH SY23 2NL



Conveniently located in a residential street to the Queens Road end, this flat was converted to a high insulation level with an EPC rating of 'C'

Vendor Likes:

Open plan living room/kitchen
Convenient to shops & promenade
Video entry system

Agent Likes:

Light & roomy
Well presented
Quality bathroom & kitchen

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

Email: property-sales@raw-rees.co.uk

(01970) 617179

Website: www.raw-rees.co.uk

Flat 2, 40 Portland Road, Aberystwyth, SY23 2NL

COMMUNAL ENTRANCE HALL



Milton coloured pattern tiled floor. Staircase rising to first floor. Video entry system.

THE FLAT

HALL



Carpeted. Central heating radiator.

OPEN PLAN LIVING ROOM/KITCHEN



**16' 10" x 10' 6" (5.13m x 3.2m)
overall**

Carpet to **living area** into bay window.
Central heating radiator.



Wood flooring to **kitchen area** comprising attractive base and wall units with beach wood worktop. Inset single drainer stainless steel sink unit. Inset electric ceramic hob with stainless steel extractor over and electric oven under. Space for washing machine. Integrated fridge. Concealed wall mounted gas condensing boiler.

BEDROOM 1



9' 10" x 13' 8" (3m x 4.17m)

Carpeted. Central heating radiator.

BEDROOM 2



6'6 x 11' (1.98m x 3.35m)

Carpeted. Central heating radiator.
Fitted wardrobe.

BATHROOM



7' 6" x 8' (2.29m x 2.44m)

White 3 piece suite comprising bath with electric shower over, glass door. Low flush WC: Wash hand basin. Chrome towel rail. Fully tiled walls. Inset ceiling lights. Fitted linen cupboard with central heating radiator.

SERVICES

Mains electric, water, drainage & gas.
Full gas central heating

COUNCIL TAX

Band 'B'

EER

Rating 'C' - 80

LEASE

A new long lease will be granted with a future share of the Freehold.

VIEWINGS

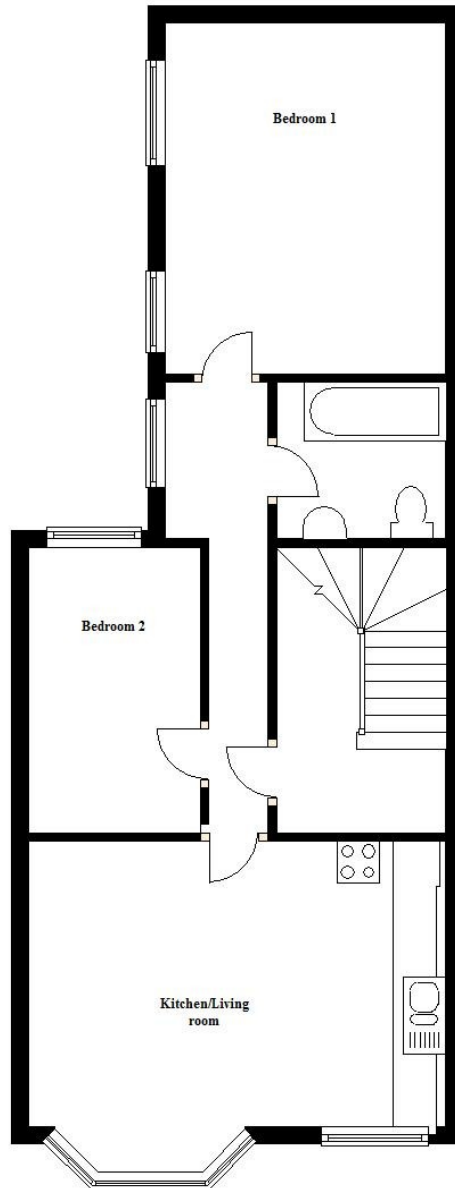
Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

PRICE:

£165,000

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

Energy efficiency chart



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

