



FOR SALE BY PRIVATE TREATY

Very well presented top floor modern trendy 1 double bedroom flat within the Town centre. Full gas central heating & uPVC double-glazing.

**FLAT 3
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 'D'

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 3, 40 Portland Road, Aberystwyth, Ceredigion, SY23 2NL

COMMUNAL ENTRANCE HALL



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

THE FLAT

HALL

Carpeted. Fitted storage cupboards with central heating radiator.

LIVING/DINING/KITCHEN.



17' x 9' 9" (5.18m x 2.97m)

Carpet to living area into bay. Central heating radiator. Wooden floor to kitchen area comprising fitted base and wall units. Oak worktop over. Inset 1½ single drainer stainless steel sink unit. Inset electric ceramic hob with stainless steel extractor over and electric oven under. Concealed wall mounted gas combination boiler

SHOWER ROOM



Vinyl floor. Corner shower cubicle. White hand basin. Low flush WC: Inset ceiling lights. Chrome heated towel rail.

DOUBLE BEDROOM

9' 8" x 8' (2.95m x 2.44m)

Carpeted. Fitted cupboard. Central heating radiator.

SERVICES

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

COUNCIL TAX:

Band 'B'

EER

Rating 'C' - 79

LEASE

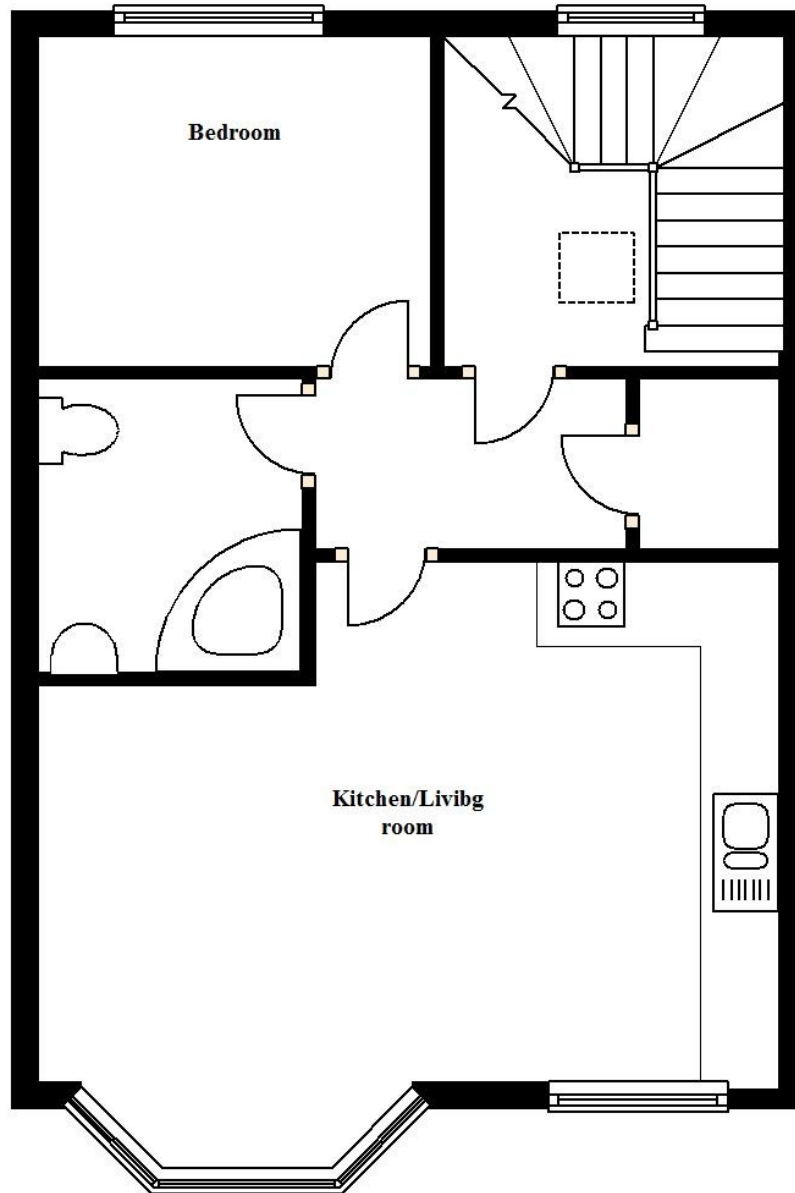
A new lease will be granted with a future share of the Freehold

VIEWINGS

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

PRICE:

£130,000



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.

