



FOR SALE BY PRIVATE TREATY

Well-appointed and presented self-contained ground floor Town centre 1 bedroom flat with courtyard garden.

**FLAT 1  
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:*

Large window to lounge  
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](mailto:property-sales@raw-rees.co.uk)**

**(01970) 617179**

**Website: [www.raw-rees.co.uk](http://www.raw-rees.co.uk)**

**Flat 1, 40 Portland Road, Aberystwyth, SY23 2NL**

**COMMUNAL ENTRANCE HALL**



Minton tiled floor. Staircase accessing flats 2 & 3

**THE FLAT**

**HALL**



Part Minton tiled and part wood floor. Central heating radiator. Fitted carpet to under staircase cupboard.

**LIVING ROOM**



**12' 9" x 10' 6" (3.89m x 3.2m)**  
Wood floor. Central heating radiator. Alcove cupboards. Large window.

## BEDROOM



**9' 10" x 11' (3m x 3.35m)**

Central heating radiator. Fitted cupboards.

## KITCHEN/DINER



**10' x 14' 8" (3.05m x 4.47m)**

Attractive fitted units with white doors and beach wood work surface. Inset 1 ½ stainless steel single drainer sink unit. Inset 4 ring ceramic electric hob with stainless steel extractor over and stainless steel electric oven under. Washing machine. Integrated fridge. Wall mounted gas combi boiler in fitted cupboard. Inset ceiling lights. Central heating radiator. Vinyl floor. Door to yard.

## BATHROOM



**9' 10" x 5' (3m x 1.52m)**

Continuation of vinyl floor. 3 piece suite comprising bath with electric shower over, glass shower door. Low flush WC: Wash hand basin. Chrome towel rail. Inset ceiling lights. Fully tiled walls

## **OUTSIDE**



Very pleasant wall enclosed courtyard garden.

## **SERVICES**

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

## **COUNCIL TAX**

Band 'B'

## **EER:**

78/C

## **LEASE TERMS**

New lease with share of the freehold

## **VIEWINGS**

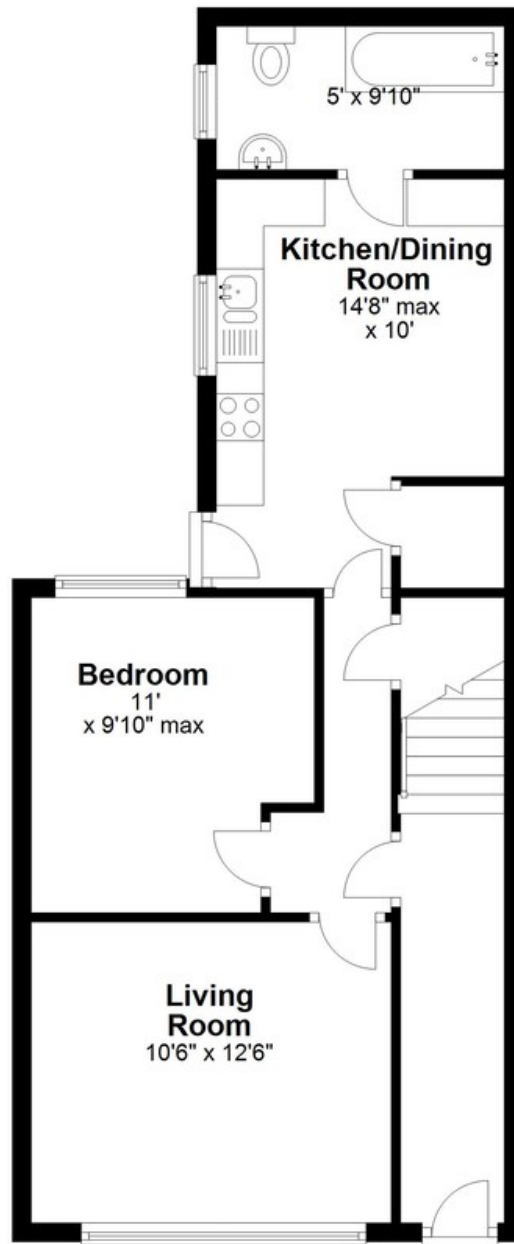
Via agent's office:-  
Jim Raw-Rees & Co  
1 Chalybeate Street  
Aberystwyth  
Ceredigion SY23 1HS  
(01970) 617179  
24-hour answer phone

## **PRICE:**

**£159,950 CHAIN FREE**



## Ground Floor



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.