

Aberystwyth

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Viewing Arrangements
Strictly by appointment
through Alexanders



Aberystwyth

Asking Price £235,000

Four bedroom Victorian townhouse in Aberystwyth.

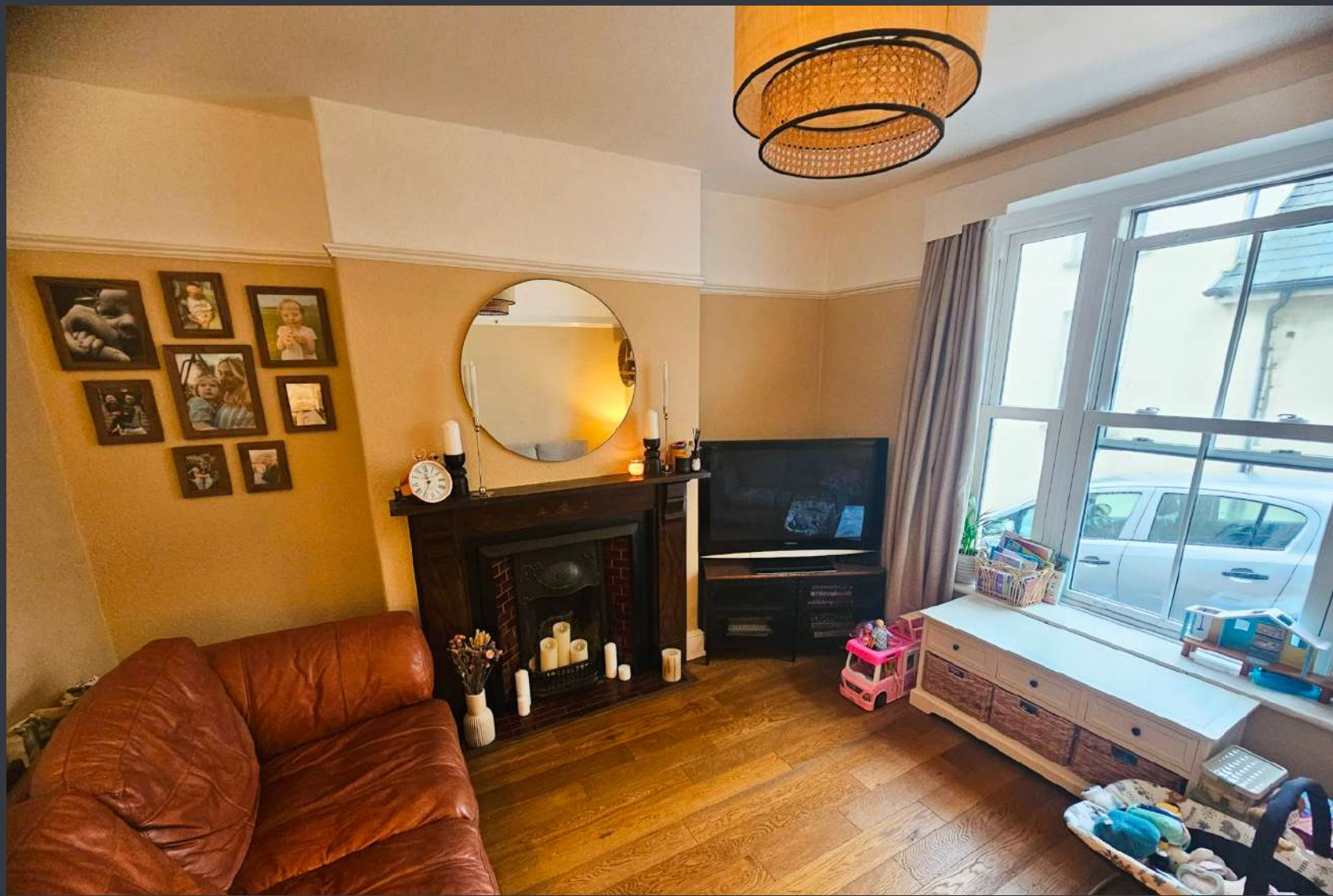
Nestled within the beautiful seaside town of Aberystwyth, this four bedroom Victorian town house stands as a testament to elegance and coastal living with original features including flooring and fireplaces. Situated in an great location, just a 5-minute walk to Aberystwyth beach and promenade.

Cambrian Chambers
Terrace Road
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PROPERTY COMPRISES

Unless expressly stated, all rooms have a range of power points, wooden-framed double glazed windows and radiators. The Property is council tax band E.

ENTRANCE

Enter property through a green composite glass panelled front door that leads you into the hallway.

HALLWAY (6.02m x 0.90m)

The hallway benefits from original flooring, wall mounted radiator, stairs leading to the first floor and doors that lead to;

LOUNGE (3.69m x 3.64m)

The lounge is illuminated by a large UPVC window gracing the front elevation, Wooden flooring, various power points and a wall mounted Radiator. The lounge also benefits from an original open fireplace.

DINING ROOM (2.92m x 2.92m)

This inviting dining room, where wooden flooring, a wall-mounted radiator, and a well-placed UPVC window to the rear elevation come together to create a harmonious space.

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KITCHEN (4.18m x 2.70m)

The kitchen is equipped with white wooden base and eye level units, Stainless steel sink with mixer tap, Wall mounted Worcester boiler, Built in double oven with four ring gas hob, Wall mounted radiator, plumbing for washing machine and space for a fridge freezer. The kitchen benefits from tiled flooring throughout and a handy storage cupboard. Enjoy natural light and views of the patio through the white UPVC window to the rear elevation. A white UPVC glass-panelled door opens to the patio, seamlessly connecting the kitchen to the outdoor space.

STAIRS LEADING TO THE FIRST FLOOR;

MAIN BATHROOM (2.26m x 2.17m)

A white UPVC opaque window, positioned to the rear elevation, ensures privacy while allowing ample natural light through. The main bathroom features wooden flooring and tiling to walls throughout. The bathroom comprises of a white bath, walk in shower, white hand wash basin with shaving point above and a low flush W.C.

BATHROOM TWO (1.75m x 1.60m)

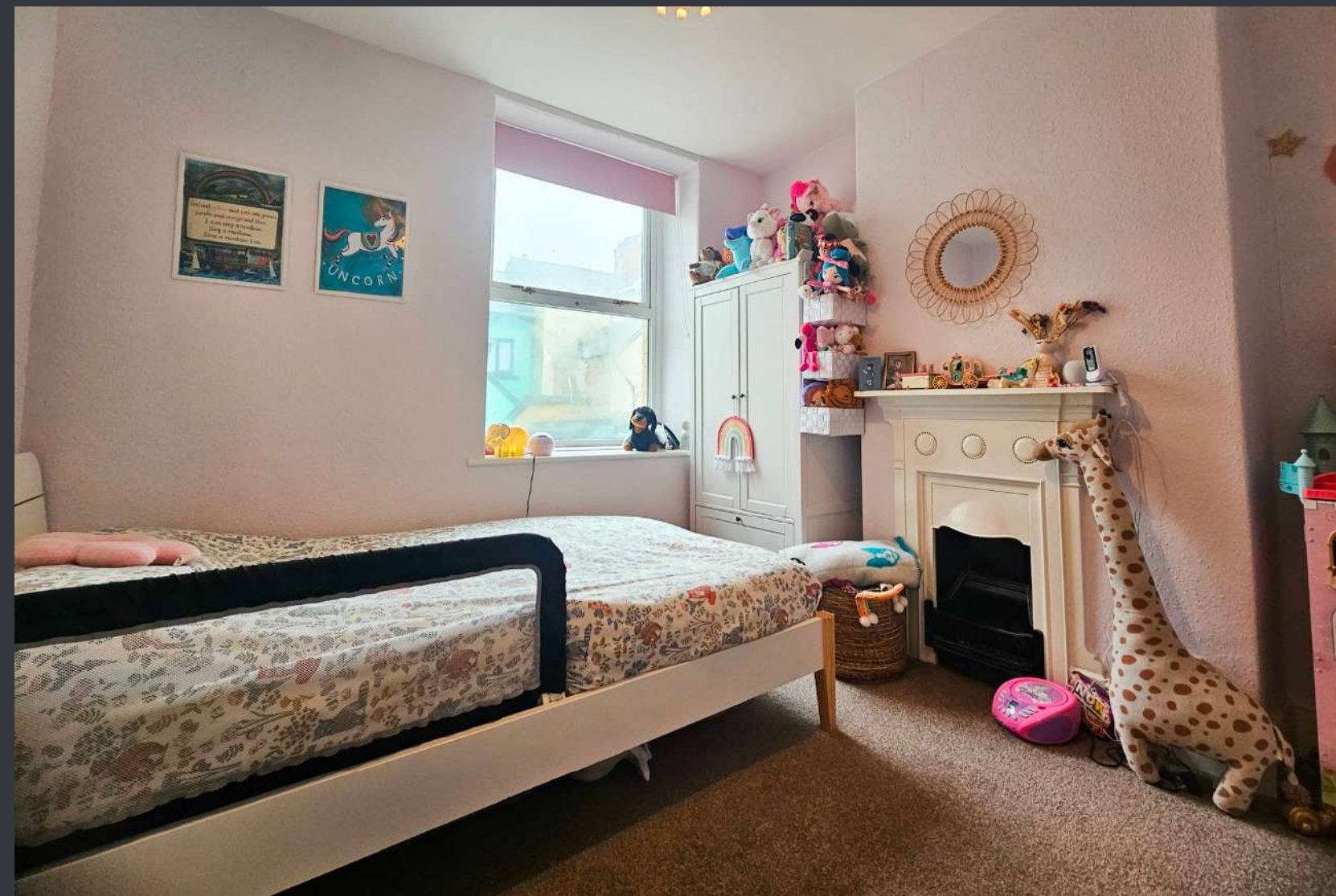
The second bathroom comprises of a walk in shower, low flush W.C, a white hand wash basin with shaving point above and a small white opaque UPVC window to the rear elevation.

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BEDROOM THREE (3.50m x 1.82m)

The bedroom offers a cozy and comfortable atmosphere with carpet to floor, wall mounted radiator and white UPVC sash window to the front elevation with views of the front of the property.

MASTER BEDROOM (4.46m max x 2.94m)

The master bedroom boasts a stunning large bay window overlooking the front elevation, original open fireplace, carpet to floor and wall mounted radiator.

BEDROOM TWO (3.05m x 3.38m)

This inviting bedroom features an original fireplace, carpet to floor, a wall-mounted radiator and a white UPVC window to the rear elevation offering a view of the outdoors.

STAIRS LEADING TO SECOND FLOOR;

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BEDROOM (5.07m x 3.15m max)

As you approach the top of the stairs you reach a small landing with a Velux window to the rear elevation and a door that leads to the second floor bedroom. This good sized bedroom benefits from wooden flooring, two wall mounted radiators, and a large Velux window to the front elevation that allows natural light into the room.

GARDEN

This charming property features a rear slabbed patio surrounded by tasteful fencing, providing a private and inviting outdoor space perfect for relaxation and entertaining.

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Energy Rating
E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2024

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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