

Aberystwyth



Viewing Arrangements
Strictly by appointment
through Alexanders



Aberystwyth

Asking Price £235,000

Charming Two Bedroom Mid-Terraced House in Aberystwyth.

Nestled in the heart of vibrant Aberystwyth, this charming two-bedroom mid-terraced house offers a perfect blend of modern convenience and cozy living. Boasting an open-plan layout, the spacious living area seamlessly integrates with the kitchen, creating an inviting space for relaxation and entertainment. The property also features a delightful rear courtyard.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

Aberystwyth

	2
	1
	1



ENTRANCE

The property is entered through a blue glass panelled UPVC door which leads into a small porch entrance.

PORCH ENTRANCE

The entrance porch leads you into a spacious open plan lounge/ diner/ kitchen.

LOUNGE / DINER (7.36m X 3.00m)

The lounge/diner is a great open space and perfect for entertaining guests. Carpet to floor in the lounge half and laminate to floor in the dining area. Electric wall mounted fire with flame effect, Two wall mounted radiators and wall mounted thermostat. White double glazed UPVC window to front elevation and a handy under stairs storage cupboard which also houses electricity meter and fuse box.

KITCHEN (4.10m x 3.00m)

Step into the inviting spacious kitchen, with laminate flooring, complemented by blue base and eye-level units, featuring modern amenities such as a built-in dishwasher, plumbing for a washing machine, and ample space for a fridge freezer, all centred around a convenient double sink with a mixer tap. The ceiling with down lights creates a warm ambiance while the french doors to the rear of the kitchen lead you to the rear patio.

BALCONY/ COURTYARD (3.10m x 3.00m)

Nestled behind the residence, the small rear courtyard garden offers a charming and intimate outdoor retreat.

STAIRS LEADING TO FIRST FLOOR;



Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

Aberystwyth



Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

BEDROOM TWO (4.50m x 3.00m)

This cozy bedroom boasts a carpeted floor, a wall-mounted radiator for comfort, and a white UPVC double-glazed window to the rear elevation, offering views of the rear courtyard and beyond.

BATHROOM (3.00m x 2.50m)

Step into this stylish bathroom featuring black vinyl flooring, a contemporary walk-in shower with marble effect paneling on the walls, a white and marble-effect bath, a modern hand wash basin, and a low flush w.c. The space is illuminated by natural light filtering through the frosted opaque double-glazed window to the front elevation.

STAIRS LEAD TO SECOND FLOOR;

MASTER BEDROOM (5.30m x 2.99m)

Step into the master bedroom, featuring carpet flooring, a wall-mounted radiator and Velux windows positioned at both the front and rear, welcoming in natural light and offering glimpses of the surrounding vistas.

BASEMENT

This large basement cellar, accessible via a shared locked pathway, offers an exciting opportunity for expansion and transformation. With ample space, it presents various possibilities such as creating additional living quarters, a separate office area, an annex for guests, or simply utilising it for storage needs.

IMPORTANT INFORMATION

The photo's used in these details were taken in 2021, Nothing has changed inside or outside with the property apart from the fact it is currently tenanted.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Aberystwyth
Energy Rating
C

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

COPYRIGHT

© 2024 by Alexanders Estate Agency. All rights reserved. This publication or any portion thereof may not be reproduced or used in any manner whatsoever without the express written permission of the publisher, except for the use of brief quotations in a property review.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

All please note: Whilst every care is 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. Measurements are approximate and plans included are for illustrative purposes.