

Aberystwyth

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Viewing Arrangements
Strictly by appointment
through Alexanders



Aberystwyth

Asking Price £225,000

Charming townhouse offering the perfect blend of historical character and modern comfort. Situated in close proximity to all amenities, including shops, restaurants, and recreational facilities, residents enjoy unparalleled convenience in this vibrant seaside town.

Welcome to seaside living at its finest in the heart of Aberystwyth, UK. Nestled within this picturesque coastal town lies a quintessential example of Victorian charm and elegance - a five-bedroom townhouse offering both timeless appeal and modern convenience. Perfectly situated in close proximity to all amenities.

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ENTRANCE

Entrance to the property is through a double glazed glass panel white UPVC door that welcomes you into the hallway.

HALLWAY (5.68m x 1.06m)

The hallway boasts carpeting throughout and retains its original Victorian features, with doors leading to;

MASTER BEDROOM (4.73m x 2.73m)

The spacious master bedroom offers comfort with carpeting to floor, a large double-glazed sash window overlooking the front elevation, and convenient power points throughout, complemented by a large Dimplex wall-mounted storage heater, while it's en suite bathroom provides added convenience and privacy.

EN SUITE

Entered through a door to the side of the master bedroom, the en suite bathroom offers convenience, featuring a walk-in electric shower enclosed by glass sliding doors, a low flush w.c., and a white hand wash basin with a vanity unit beneath, with a mirror and shaving point above. White tiling to the floor and black and white mosaic tiles surrounding, Natural light shines through the double-glazed opaque window to the rear elevation. Completing the ensemble is a wall-mounted electric towel radiator.

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GROUND FLOOR KITCHEN (3.69m x 3.08m)

The ground floor with wooden effect flooring and white base and eye-level units, a stainless steel sink with a mixer tap and a small breakfast bar. Complete with built-in storage cupboards, a built-in oven, and a four-ring electric hob, the kitchen offers space for a fridge/freezer and plumbing for a washing machine. Light fills the space through the double-glazed window to the side elevation, offering views of the decking area, while a double-glazed opaque glass panelled white UPVC door leads to the decking area and rear patio.

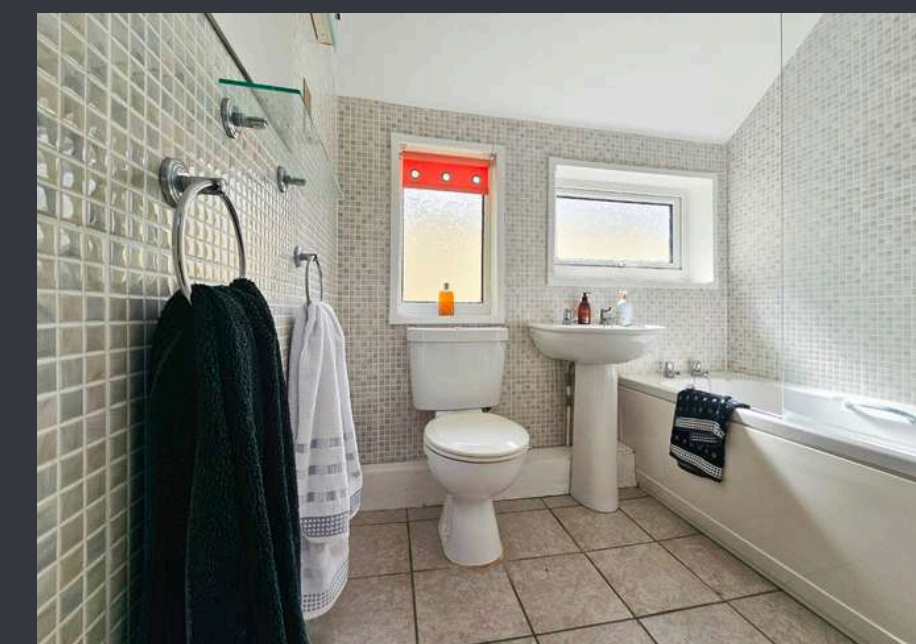
BASEMENT (6.37m x 4.18m)

The basement, formerly utilised as a lounge showcasing an original stone fireplace with an electric heater. Original wooden beams grace the ceiling, adding rustic character to the space, while built-in storage and various power points ensure convenience. A double-glazed opaque white UPVC door at the rear elevation provides access to steps leading to the side decking area and rear patio.

STAIRS LEADING TO FIRST FLOOR;

FIRST FLOOR BATHROOM




The first-floor bathroom with tiled flooring and white tiles to the walls, featuring a white bath accompanied by an overhead shower and a glass shower screen, alongside a hand wash basin and a low flush w.c, wall-mounted shaving point, while two small double-glazed opaque windows to the side elevation provide natural light and privacy.



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FIRST FLOOR KITCHEN (3.19m x 1.91m)

The first-floor kitchen featuring vinyl flooring, white base and eye-level units, black countertops and a stainless steel sink, providing space for for a fridge/freezer and cooker, all illuminated by a double-glazed window to the side elevation.

FIRST FLOOR LOUNGE (4.95m 3.53m)

The first-floor lounge with carpeting underfoot and an electric wall-mounted flame effect heater, while natural light floods the space through a double-glazed sash window to the front elevation and a large bay window offering views of Prospect Street.

FIRST FLOOR BEDROOM (2.74m x 3.18m)

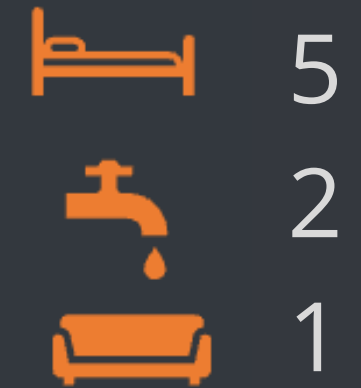
The first-floor bedroom with built-in storage cupboards and carpeting, while a double-glazed window to the rear elevation provides natural light and views overlooking the rear patio.

STAIRS LEADING TO SECOND FLOOR;

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SECOND FLOOR KITCHEN (3.66m x 3.19m)

The second-floor kitchen boasts white base and eye-level units, a stainless steel sink, and ample space for a fridge/freezer and cooker, light green tiles surrounding and convenient built-in cupboard space. A double-glazed white UPVC window positioned in the center of the kitchen offers distant sea views.

SECOND FLOOR LOUNGE (3.40m x 2.69m)

The second-floor lounge with carpeting underfoot, wall-mounted flame effect electric heater, while various power points cater to modern convenience. A wall-mounted electric meter discreetly monitors energy usage, as natural light streams through the double-glazed window to the front elevation.

SECOND FLOOR BEDROOM (2.59m x 3.23m)

The second-floor bedroom with carpeting underfoot and features a double-glazed white UPVC window overlooking the front elevation, inviting natural light into the space.

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OUTSIDE SPACE

This property offers delightful outdoor spaces featuring a side decking area with an outside light and providing space for furniture, with stairs leading to the basement door. Transitioning to the rear patio, you'll find a spacious area for garden furniture, enclosed by a concrete wall for privacy, a built in bbq area and surrounded by various mature shrubs and trees creating a peaceful oasis. Additionally, an outside shed/toilet complete with a hand wash basin and toilet provides convenience.

ADDITIONAL INFORMATION

The property is constructed from brick and features a pitched roof storage heating, BT and Broadband power points, and convenient street parking. It's town center location, this property offers unparalleled convenience, with all amenities just a stone's throw away, and Aberystwyth beach and promenade a mere five-minute stroll from your doorstep, promising the perfect blend of urban vibrancy and coastal serenity.

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25 Prospect Street
Energy Rating
TBC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	32 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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