



PHILIP EVANS
ESTATES



SPRING GARDENS, ABERYSTWYTH, SY23 1BX

£235,000 ASKING PRICE

A beautifully presented two bedroom house situated on Spring Gardens.

The property comprises of two bedrooms, open plan lounge/ kitchen with breakfast bar and family bathroom (separate bath and shower). The property benefits from UPVC double glazing, gas central heating, rear garden with summer house and off street parking.

Freehold. Chain free.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FOR SALE



LOCATION

The property is conveniently located on Spring Gardens within walking distance to the centre of Aberystwyth and all local amenities.

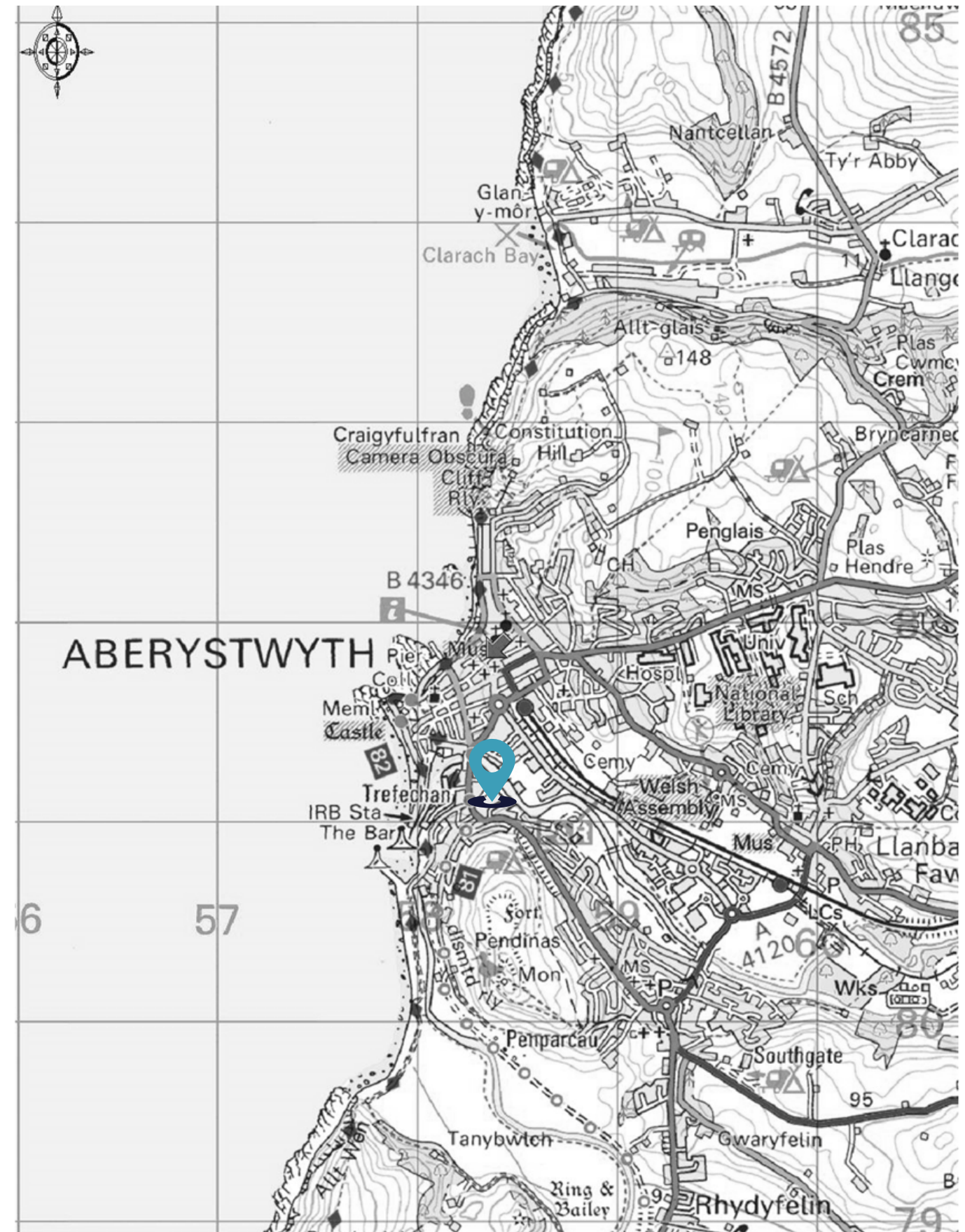
As the largest town in Mid Wales Aberystwyth benefits from The Welsh Assembly Government Offices, The National Library Of Wales, Aberystwyth University, Bronglais Hospital, education in both English and Welsh mediums and public transport links out of Aberystwyth.

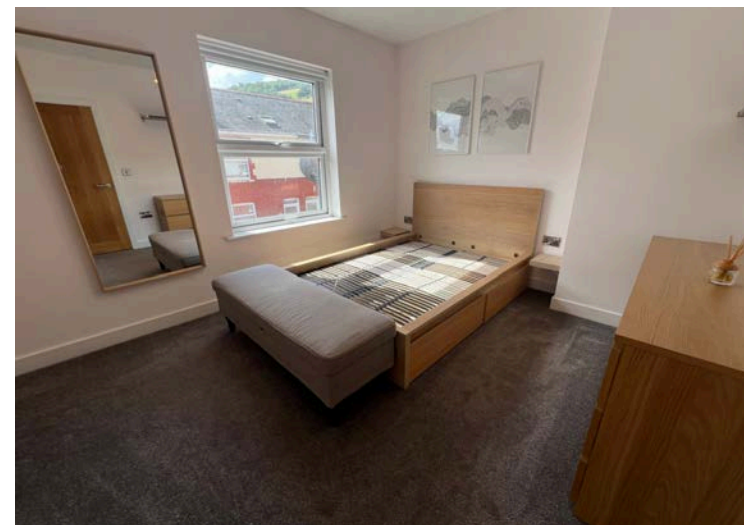
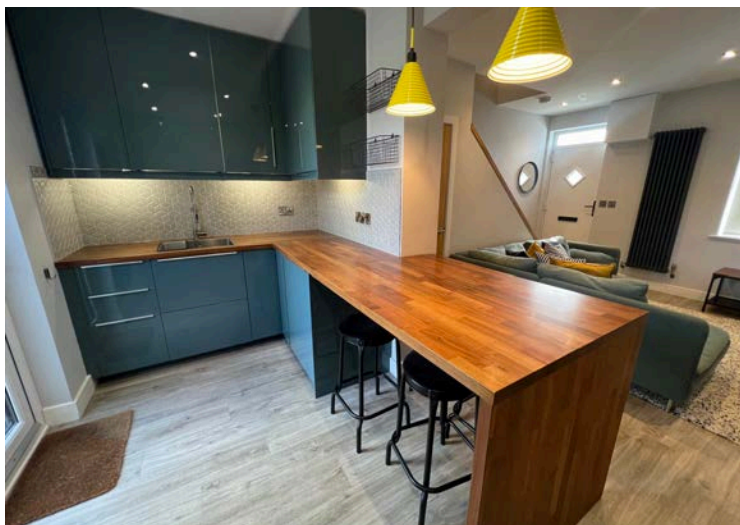
CONSTRUCTION

Brick construction with painted render to the first elevation and feature quoins around the first floor windows under a pitched slate roof.

AGENT COMMENTS

This property is a perfect home whether for someone to move in or for an investor alike. The property has been renovated to a high standard with thoughtful touches throughout the house. Rarely do you come across a property within walking distance to the town centre with a garden and off street parking.





GROUND FLOOR

Entry into lounge with staircase to first floor.

Living Room

Wooden laminate flooring. Feature fireplace surround. Tall radiator. Window to the front. Gas Meter. Electric Meter. Fuse board.

Understairs Cupboard

Plenty of storage. Fixed shelves.

Kitchen

Wooden laminate flooring. Fitted wall and base units. Integrated gas hob . Integrated electric oven. Integrated microwave. Plumbing facilities for a dishwasher. Integrated undercounter fridge. Integrated undercounter freezer. Door to rear garden.

Bathroom

Hexagon vinyl flooring. Wall tiles. White sanitaryware to include bath, combined W/C and sink in a vanity unit. Mirrored medicine cabinet. Heated towel rail. Separate corner shower cubicle with swinging door.

External

Patio brick yard seating area. Raised flower beds. Lawned area. Summer House constructed in 2022. Off street parking area for one car.

Out building

Washing machine.

Out building 2

Gas boiler.

Summer House

Wooden floors. Patio doors to decking area.

FIRST FLOOR

Bedroom 1

Carpet. Tall radiator. Window to the front.

Bedroom 2

Carpet. Radiator. Fitted wardrobe. Window to the front.

SERVICES

Chain | No chain
Tenure | Freehold

Heating | Gas Central Heating
EPC | 76 (C)

Electric | Mains

Water | Mains

Sewerage | Mains

Telephone | BT

Tax Band | Band D £2,209.66 2024/25





AWAITING FLOORPLAN

VIEWING

All viewings will be accompanied and are strictly by prior arrangement through Philip Evans Estates.

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IMPORTANT NOTICE | Any intending purchasers will be required to produce identification to prove their identity within the terms of the Money Laundering Regulations. This may include a copy of your passport/ photo driving license and a recent utility bill. Philip Evans Estates will also require sight of proof of funds prior to the Notification of Sale being sent to Solicitors.

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