



**PHILIP EVANS**  
ESTATES



**SOUTH ROAD, ABERYSTWYTH, SY23 1JF**

**£174,500** ASKING PRICE

A 3 bedroom terraced house in a central location, within walking distance to Aberystwyth town centre and South Beach.

The property comprises of three bedrooms, lounge, kitchen, dining room and shower room /WC.  
The property benefits from gas central heating, UPVC double glazing throughout and a rear yard.

Freehold. Chain free.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

**FOR SALE**





## LOCATION

The property is conveniently located on South Road, within walking distance to Aberystwyth town centre and South beach.

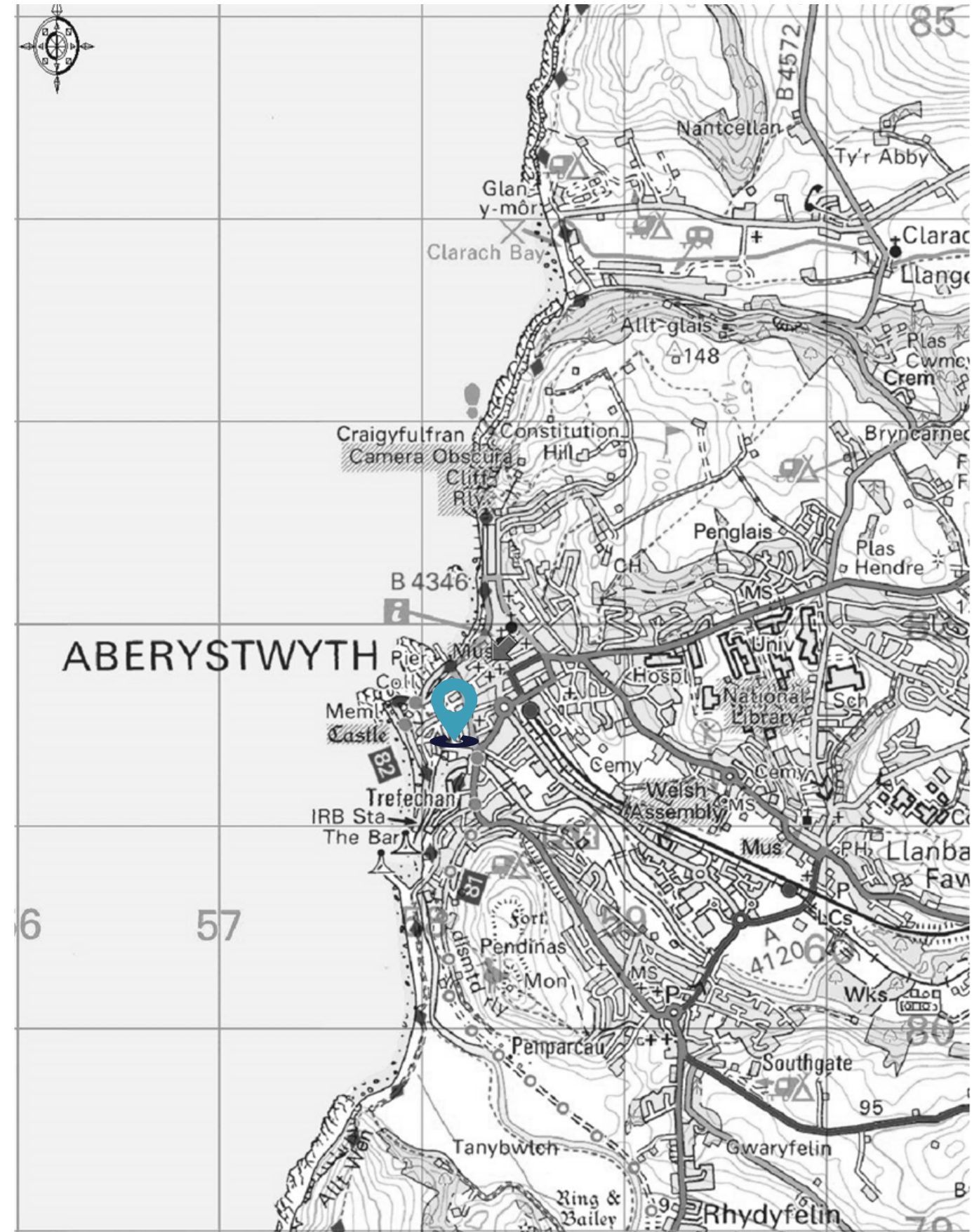
As the largest town in Mid Wales, Aberystwyth benefits from the Welsh Government Offices, The National Library of Wales, Aberystwyth University, Bronglais General Hospital and education in both English and Welsh.

## CONSTRUCTION

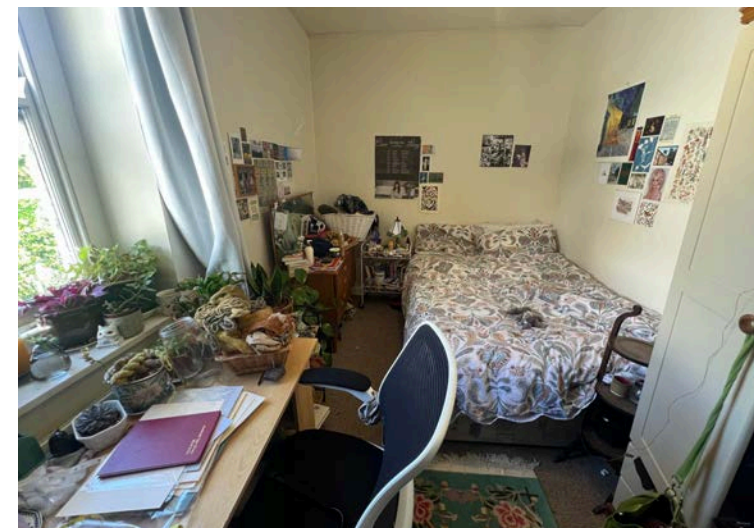
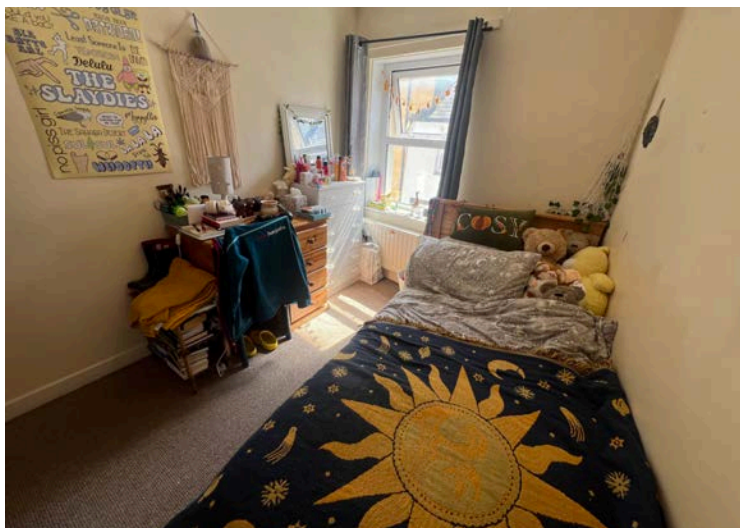
The property is built of solid stone walls with painted render to the front elevation under a pitched slate roof. The property benefits from UPVC double glazing throughout. In addition the property benefits from gas central heating.

## AGENT COMMENTS

This property is a great investment opportunity having been let as a HMO and there is a contract in place for the 2024-25 academic year. The rent being achieved is £10,350.







## GROUND FLOOR

### Entrance hallway

Carpet.

### Dining Room

3.05m x 2.41m

Carpet. Gas fire with back boiler. Radiator. Window to the front. Arch through to Lounge.

### Lounge

2.67m x 3.38m

Carpet. Dual aspect window. Arch through to Kitchen. Staircase to first floor.

### Kitchen

Vinyl flooring. Fitted wall and base units. Breakfast bar. Integrated electric hob and electric oven. Plumbing facilities for a washing machine. Radiator. Door to rear yard. Window to rear yard.

### Shower room

1.65m x 2.59m

White sanitaryware to include WC and pedestal wash hand basin. Shower cubicle Radiator. Tiled flooring and wall tiles. Frosted window to the rear.

### External

Rear enclosed yard.

## FIRST FLOOR

### Bedroom 1

2.36m x 3.48m

Carpet. Radiator. Window to the front.

### Bedroom 2

3.00m x 3.61m

Carpet. Built in wardrobe. Radiator. Window to the front.

### Bedroom 3

2.44m x 4.04m

Carpet. Radiator. Window to the rear.

### Separate WC

White sanitaryware to include WC and freestanding wash hand basin.

### SERVICES

Chain | No chain  
Tenure | Freehold

Heating | Gas Central Heating

EPC | 53(E)

Gas | Mains

Electric | Mains

Water | Mains

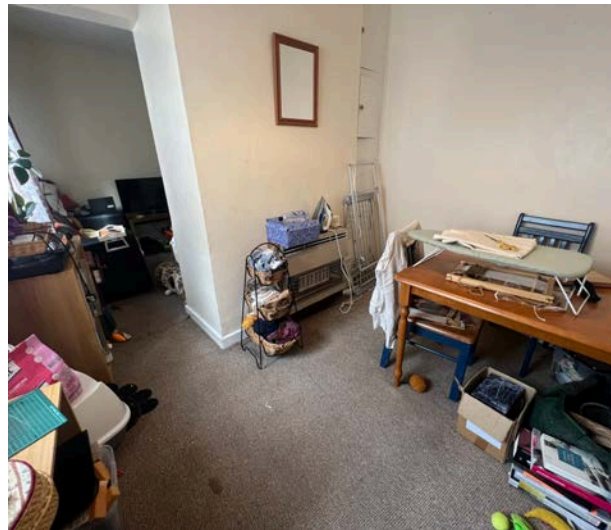
Sewerage | Mains

Telephone | BT

Tax Band | Band C £1,964.14 2024/25







## VIEWING

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

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