

## Cambrian Street

	7
	2
	1

Viewing Arrangements  
Strictly by appointment  
through Alexanders



## Cambrian Street

Guide Price:£170,000

Seven-bedroom mid Terraced Victorian townhouse, located in the heart of Aberystwyth town centre, combines period charm offering spacious accommodation just steps from local amenities and the beautiful coastline.

Situated in the heart of Aberystwyth town centre, this impressive seven-bedroom Victorian townhouse offers a unique blend of period charm and convenience. Just a stone's throw from the beach and promenade, and within easy reach of all local amenities, this spacious property is perfectly positioned for enjoying the best of coastal living. Ideal for a family home or investment opportunity.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

E: [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk)  
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T: 01970 636000

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### ENTRANCE

Entrance through a wooden glass panelled front door leading into the hallway.

### HALLWAY (3.89m x 3.47m)

The hallway features stairs leading to the first floor, a wall-mounted storage heater, an alarm system, and an under-stair cupboard housing the electric meter and fuse board, with doors leading to the main living areas.

### LOUNGE (4.31m x 3.19m)

The lounge boasts a sash window to the front elevation, a wall-mounted storage heater, and several power points for convenience.

### BEDROOM SIX (2.97m x 3.80m)

Bedroom six offers a sash window to the rear elevation, a wall-mounted storage heater, and power socket outlets.

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### UTILITY ROOM (3.28m x 3.08m)

The utility room comprises cream base and eye-level units, a wall-mounted storage heater, and space for white goods, with two small windows to the rear elevation and a frosted glass-panelled door leading to the rear courtyard.

### STAIRS LEAD TO THE FIRST FLOOR:

### BATHROOM ONE

Ample sized bathroom featuring a walk-in electric Mira shower, a white hand wash basin, a low flush W.C, and a double glazed opaque window to the rear elevation.

### BATHROOM TWO

The spacious bathroom offers loft access and features a Triton walk-in electric shower, a white hand wash basin, and a low flush W.C., with a frosted window to the rear elevation and a large storage cupboard housing the hot water cylinder.

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### **BEDROOM TWO (2.99m x 4.02m)**

Bedroom two features carpeted flooring, a wall-mounted electric storage heater, power socket outlets and a sash window overlooking the rear elevation.

### **BEDROOM ONE (4.02m x 3.55m)**

Carpet to floor, wall-mounted electric storage heater, power socket outlets and a bay window to the front elevation.

### **BEDROOM SEVEN (3.06m x 2.16m)**

Single bedroom with carpeted flooring, a wall-mounted electric storage heater, power socket outlets and a sash window to the front elevation.

### **STAIRS LEAD TO THE SECOND FLOOR;**

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### **BEDROOM FIVE (3.78m x 2.69m)**

Double bedroom with carpeted flooring, a wall-mounted electric storage heater, power socket outlets and a Velux window to the front elevation.

### **BEDROOM THREE (3.86m x 2.95m)**

Generously sized bedroom with carpeted flooring, a wall-mounted electric storage heater, power socket outlets and a Velux window to the front elevation and small window to the side elevation.

### **BEDROOM FOUR (2.99m x 3.13m)**

Front-facing bedroom with carpeted flooring, a wall-mounted electric storage heater, power socket outlets a Velux window to the front, and an additional window to the side.

### **EXTERNALLY**

A small, private enclosed courtyard to the rear, offering space for outdoor furniture.

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# Cambrian Street



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

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
AEA Management Ltd  
Plan produced using PlanUp.

## 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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