



FOR SALE BY PRIVATE TREATY

Most enviable location overlooking the Town Hall square and formal gardens. A well-presented corner town house formerly registered as a HMO

**AMWELL HOUSE
1 QUEENS SQUARE
QUEENS ROAD
ABERYSTWYTH SY23 2HL**



A unique residence with spacious light accommodation spread over 3 floors with 4 double bedrooms and two bathrooms plus a delightful enclosed courtyard garden.

Vendor Likes:

Convenient location
Overlooking formal garden
2 bathrooms

Agent Likes:

Light and spacious
Private courtyard garden
Well presented.

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

Email: property-sales@raw-rees.co.uk

(01970) 617179

Website: www.raw-rees.co.uk

Amwell House, 1 Queens Square, Queens Road, Aberystwyth, SY23 2HL

HALL



6' x 16' 6" (1.83m x 5.03m)

Ceramic tiled floor. Central heating radiator. Dado rail. Staircase to upper floors.

TOILET

Fully tiled walls and floor. Low flush WC: Wash hand basin.

LOUNGE



14' 9" x 16' 8" (4.5m x 5.08m)

Three windows. 2 x double central heating radiators. Moulded cornice. Fireplace.

KITCHEN/DINER



11' 6" x 16' 2" (3.51m x 4.93m)

Fitted base and wall units to one end. Inset 1 ½ single drainer stainless steel sink unit. Inset ceramic hob with cooker hood over and electric oven under. Space with plumbing for dishwasher. Space for upright fridge/freezer. Space for a separate freezer. Double central heating radiator. Wall mounted Worcester combi gas central heating boiler. Dining area to window. Door to:-

ENCLOSED REAR COURTYARD



Paved floor.

FIRST FLOOR

LANDING

Window. Central heating radiator.

SHOWER ROOM.



11' 9" x 7' 6" (3.58m x 2.29m)

Walls fully panelled. Large walk in shower cubicle. Low flush WC: Pedestal wash hand basin. Central heating radiator. Fitted laundry cupboard with plumbing for washing machine

BEDROOM 2



12' x 8' 2" (3.66m x 2.49m)

Central heating radiator. Fitted wardrobe.

BEDROOM 1



14' x 16' (4.27m x 4.88m)

Three windows. 2 x double central heating radiators. Moulded cornice.

SECOND FLOOR

LANDING

BEDROOM 3



14 ' x 16' 10" (4.27m x 5.13m)

Double central heating radiator. Three windows. Fitted wardrobe. Vanity wash hand basin.

BATHROOM



11' x 4' 7" (3.35m x 1.4m)

White 3-piece suite comprising bath with electric shower over, glass door. Pedestal wash hand basin. Low flush WC: Electric towel rail. Fully panelled walls.

BEDROM 4



12' 8' 8 " x 10' 6" (3.86m x 3.2m)

'L' shaped room. Central heating radiator.

SERVICES

Mains electric, water, drainage & gas.
Full gas central heating. uPVC double-glazed

COUNCIL TAX

Band 'F'

EER

D/63

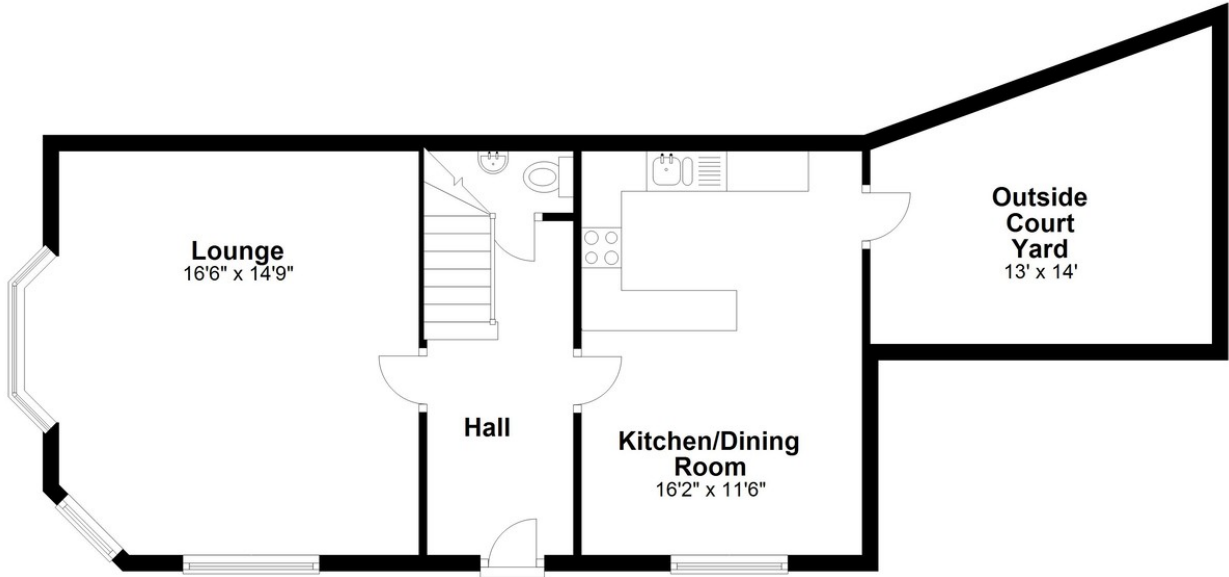
VIEWING

Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

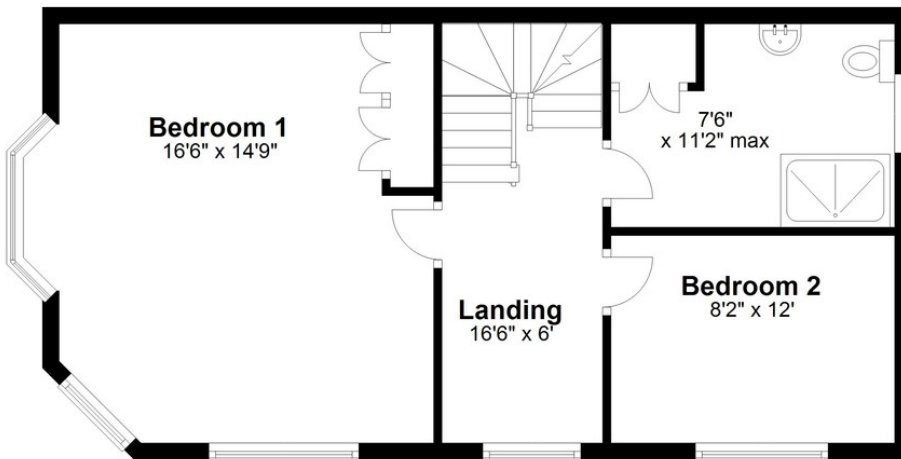
PRICE:

£300,000

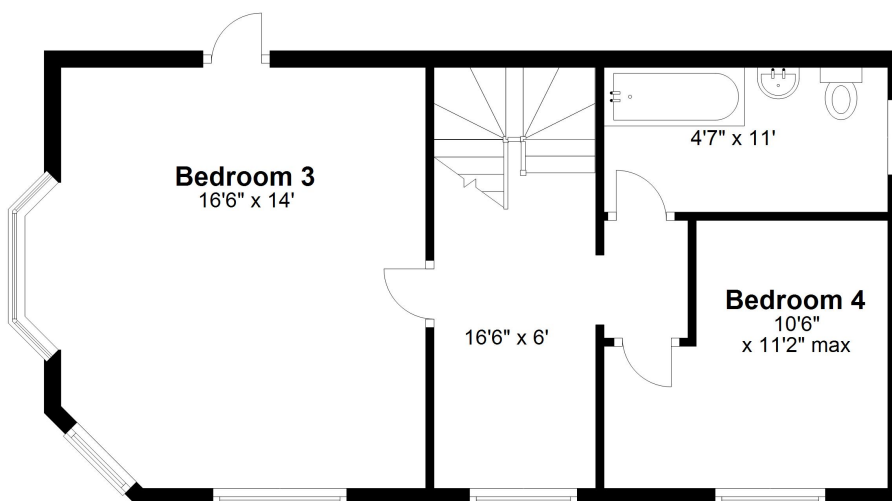
Ground Floor



First Floor



Second Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.