



FOR SALE BY PRIVATE TREATY

Spacious three storey mid-terraced investment HMO Town house, licence number M0223/119 expiry 19th August 2029 comprising 5 bedrooms: 2 shower rooms: Communal lounge & kitchen. Full gas central heating

**6 POWELL STREET
ABERYSTWYTH SY23 1QQ**



Powell Street is conveniently located in the centre of Aberystwyth Town between the main shopping area of Tesco/M&S and the shopping area of Great Darkgate Street. The property is let for up until June 2027 producing an income of £26,250 per annum

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS
Email: property-sales@raw-rees.co.uk

(01970) 617179

Website: www.raw-rees.co.uk

6 Powell Street, Aberystwyth, SY23 1QQ

GROUND FLOOR

HALL Central heating radiator. Staircase rising to first floor with cupboard under.

BEDROOM

12' x 10' 8" (3.66m x 3.25m)
approached via lobby from hall.
Mantelpiece surround. Central heating radiator.

LOUNGE



10' x 10' 3" (3.05m x 3.12m)
Mantelpiece surround. Central heating radiator. French doors out onto rear courtyard and garden.

KITCHEN



7' 6" x 10' (2.29m x 3.05m)
Modern base and wall cupboards with inset single drainer stainless steel sink unit. Electric cooker, washing machine and fridge/freezer. Wall mounted gas central heating boiler. Back door.

FIRST FLOOR

REAR LANDING

SEPARATE TOILET.

Low flush WC: Was hand basin

SHOWER ROOM.



Shower cubicle with instant electric shower. Low flush WC: Pedestal wash hand basin. Central heating radiator

FRONT LANDING

BEDROOM 2



10' x 10' 8" (3.05m x 3.25m)

Mantelpiece. Central heating radiator.

BEDROOM 3



11' x 10' 6" (3.35m x 3.2m)

Mantelpiece. Central heating radiator. Fitted alcove cupboard.

STORE ROOM

5' 8" x 11' (1.73m x 3.35m)

Central heating radiator.

SECOND FLOOR

SHOWER ROOM

Shower cubicle with instant shower. Low flush WC: Pedestal wash hand basin.

BEDROOM 4



8' 3" x 12' 7" (2.51m x 3.84m)

Central heating radiator. Front dormer window.

BEDROOM 5.

7' 9" x 12' 7" (2.36m x 3.84m)

Central heating radiator. Front dormer window

OUTSIDE

Paved courtyard. Steps up to rear walled garden. Outhouse.

SERVICES

Mains electric, water, drainage & gas.
Full gas central heating.

COUNCIL TAX

Band 'D'

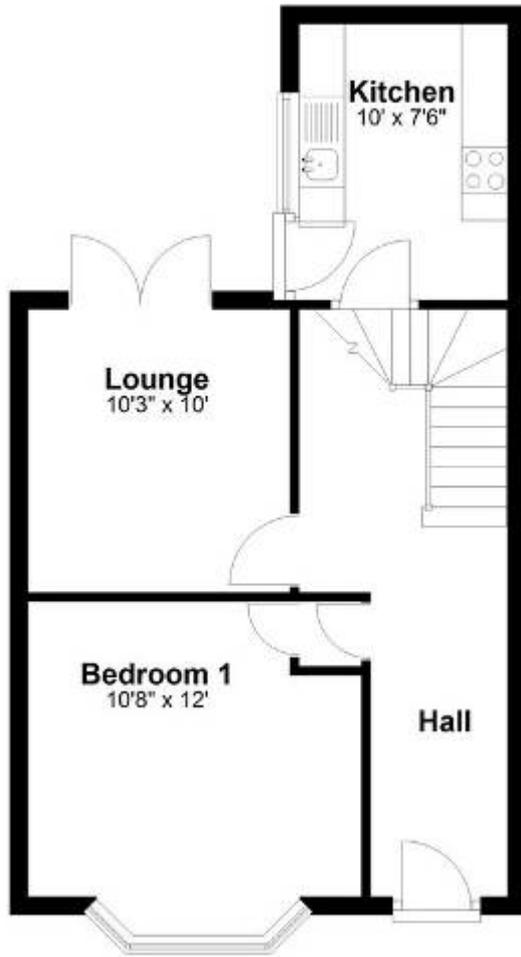
VIEWING

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

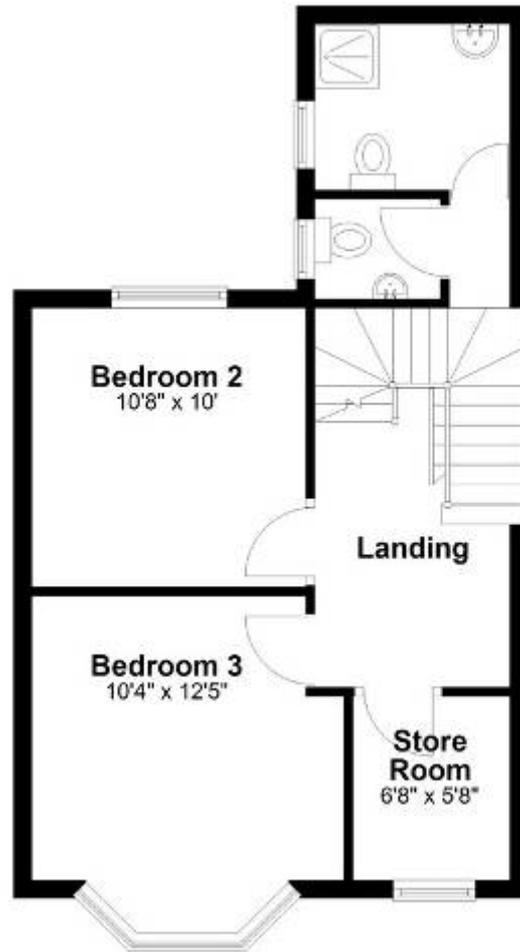
PRICE:

£250,000

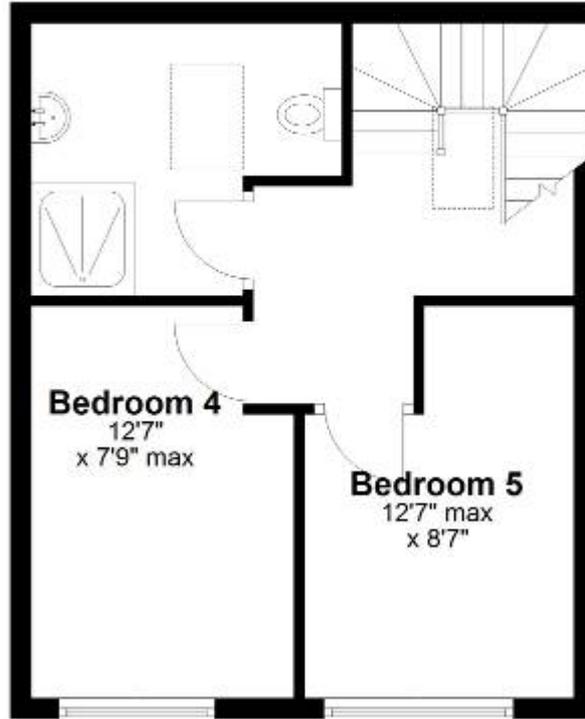
Ground Floor



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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |