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## 2 Beehive Terrace

Trefechan, Aberystwyth, SY23 1BW

- Extensively modernised and refurbished mid terraced house • 2 bedroom accommodation • Gas centrally heated, upvc replacement windows • Traditionally constructed • Outskirts of Aberystwyth • Walking distance of town centre and easy access to marina • Excellent investment opportunity • EER = C70 •



**£165,000**

Aberystwyth Office 01970 625 020 [aberystwyth@morrismarshall.co.uk](mailto:aberystwyth@morrismarshall.co.uk)

**General Remarks & Situation** A tastefully refurbished and modernised mid terrace house, in excellent order with small rear yard. Well suited as either a private residence or indeed as an investment purposes, the property is currently let but available with vacant possession if required or as an investment with Tenant in situ, information on request. Situated on the south side of the river Rheidol, within close proximity of the Fire Station, Marina and town centre, which provides a wide range of business, leisure, educational and shopping facilities. Early viewing strongly recommended, a 48 hr notice will be required.

**The Residence** Traditionally constructed having painted stone elevations, under a pitched slated roof. The well maintained and centrally heated accommodation extends to

**Accommodation** UPVC entrance door

**Lounge** 12'6 x 21'6 (3.81m x 6.55m) With laminate floor, radiators, former fireplace, TV point, window to front, spot lighting, staircase to First Floor

**Open Archway to**

**Kitchen** 8'8 x 8'6 (2.64m x 2.59m) With an extensive range of base & eye level units, integrated 4-ring gas hob and extractor hood over, electric oven, 1 ½ bowl sink unit with mixer tap, tiled floor, part tiled surrounds, integrated washing machine and fridge/freezer.

**First Floor**

**Landing** Radiator

**Bedroom 2 (front)** 12'6/6'6 x 11' 'L shaped' (3.81m x 3.35m 'L shaped') Radiator



**Bathroom** 4-piece suite in white comprising panelled bath, pedestal wash basin, WC, quadrant shower cubicle with mixer shower unit, tiled to water sensitive areas, shaver light/point, radiator

Boiler cupboard with a wall mounted Worcester boiler, which provides for central heating and domestic hot water.



**Second Floor**

**Bedroom 1** 14' x 21'4 max (4.27m x 0.53m max) Converted former loft providing a very light spacious room with velux roof lights to front and rear, spot lighting



**Externally** Enclosed rear yard.

**Tenure** We are advised that the property is freehold and this will be confirmed by the vendors Solicitors during pre-contract enquiries.

**Services** Mains electricity, water and drainage are connected. Gas central heating. None of the services, appliances, central heating system, chimneys flues & fireplaces have been checked and no warranty is given by the agents.

**Outgoings** Council Tax Band (C)

**Viewings** By prior arrangement through our Aberystwyth office on 01970 625020.

**Negotiations** All interested parties are respectfully requested to negotiate direct with the Selling Agents.

**Energy Performance Certificate** A full copy of the EPC is available on request

**Directions** From Aberystwyth proceed south on the A487 over the Trefechan Bridge and the property can be found on the right hand side just after passing the Fire Station on your right.

**Website** To view a complete listing of properties available For Sale or To Let please view our website [www.morrismarshall.co.uk](http://www.morrismarshall.co.uk) Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

**Ref:** Aberystwyth Office: Tel: 01970 625 020  
Ref: A19.018 Date: 18/04/19

**MMP Survey Department** If you don't find the home of your dreams through Morris Marshall & Poole then why not let our qualified surveyors inspect and report on the home you have found before you complete the purchase. We are able to undertake RICS HomeBuyer Reports and RICS Condition Reports that will provide you with a comment on any significant defects or repair items. For further information contact any of our offices.