Aberystwyth

£220,000

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Situated in Aberystwyth town, Park Avenue is within walking distance to the main street, castle grounds and sea front. With four bedrooms, two loft rooms and private garden this gorgeous Edwardian home would make a perfect investment or grand family home only 100 yards from Tesco and M&S

- IN ABERYSTWYTH TOWN
- 6/7 BEDROOM HOUSE
- REAR COURTYARD
- 5 MINUTES TO BUS AND TRAIN STATION
- NO ONWARD CHAIN
- 100 YARDS FROM M&S AND TESCO
- EDWARDIAN FEATURES

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Terrace Road
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Call **01970 636000** to arrange a viewing

11 PARK AVENUE

The perfect family home or investment property for those wanting to be in the heart of the thriving sea side town of Aberystwyth. 11 Park Avenue is located next to Tesco, M&S, Matalan and is within close proximity of the town centre.

This property is in need of some modernisation but overall is a fantastic home comprising seven bedrooms and two bathrooms with garden. Near a bus-route, with access to a major railway line nearby, the property is well-suited for anyone for whom the ability to travel easily is important. Moreover, a property of this size and affordability in Aberystwyth is a rare find. Chain-free on the seller's side.

PROPERTY COMPRISES

This mid terraced property with original features and charm is ready for someone to put their own stamp on. The property is entered via panel door into the entrance hallway.

Unless expressly stated all rooms have a range of power points, double glazed windows and radiators. Property is heated via gas central heating and has the council tax band 'C'.

LOUNGE

15' 3" x 13' 2" (4.65m x 4.02m) Neutrally painted with high ceilings and a double glazed bay window to the front, this is a room of spacious proportions, with plenty of potential. Currently sporting a gas fireplace, flanked by alcoves, there is potential here for built-in storage.

BEDROOM ONE

11' 11" x 8' 7" (3.64m x 2.64m) Neutrally painted with light beaming from in from the rear window. This double room is located on the ground floor and has its very own ensuite shower room. To add to the convenience the room has built in storage cupboards and shelves which would be perfect to display photographs and belongings.

ENSUITE SHOWER ROOM

A well-proportioned shower room, with tiling to water sensitive areas, this room is fitted with a white suite comprising a low flush WC, pedestal wash hand basin, and tiled shower cubicle.

KITCHEN/DINING

25' 3" x 9' 9" (7.71m x 2.98m) Hugely spacious and light, with large windows overlooking the garden, the kitchen makes an excellent space not only to cook, but also a space to enjoy dining.

From this room there are communicating doors to a downstairs WC and door to rear garden area. Fitted with a range of base and eye-level units, there is tiling to water-sensitive areas, sink with tap over and space and plumbing for a washing machine.

WC

Low flush toilet with hand wash basin.

FIRST FLOOR

BEDROOM TWO

11' 11" x 11' 5" (3.64m x 3.48m) Decorated in light tones and fully carpeted. This double bedroom is of great proportion and is located at the back of the property. It also benefits from views of the rear and provides a wash basin.

BEDROOM THREE

12' 11" x 10' 8" (3.95m x 3.27m) Another great sized double bedroom benefitting from large window to rear and built in storage.

BEDROOM FOUR

16' 2" x 13' 1" (4.93m x 4.01m) Spacious, with two windows facing the front of the property, this bedroom has neutral walls perfect for putting your own stamp on. Alcoves with shelves providing an excellent opportunity to showcase photographs and belongings.

BATHROOM

Privacy window to side. Low flush WC, hand wash basin and bathtub with shower over.

SECOND FLOOR

BEDROOM FIVE

12' 9" x 8' 4" (3.89m x 2.56m) Neutrally decorated and fully carpeted. Double bedroom with window to rear.

BEDROOM SIX

10' 11" x 8' 6" (3.34m x 2.61m) Decorated in dark red and pink tones. Window to front.

BEDROOM SEVEN

12' 6" x 11' 4" (3.82m x 3.46m) Neutrally decorated, carpeted. Window to front and benefitting from built in storage.

OUTSIDE OF PROPERTY

To the rear of the property there is an enclosed patio garden, largely laid to concrete but with some beds suitable for planting. Perfect for the low-maintenance gardener, or those unable to manage the upkeep of a large garden, this is a charming space to dine outside in the Summer months, and which benefits from access to a storage area.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2020 - 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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Plan produced using PlanUp.

Local Authority

Ceredigion County Council

Council Tax Band

C

Energy Efficiency Rating

TBC

Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

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Sunday: 11am - 4pm

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