



Flat 7, TY TALBOT HOUSE

MARKET STREET, ABERYSTWYTH, SY23 1DL

A beautifully presented top floor flat situated in a Grade 2 listed building in a central location within the centre of Aberystwyth Town.

The property is set on the top floor comprising two bedrooms and a large open plan lounge / kitchen / dining room with a shower room. The property benefits from many period features to include an exposed stone wall and exposed beams.

The property benefits from gas central heating.

The property is currently let on AST for £500 per calendar month.

Virtual video viewing available.

Leasehold.

Offered chain free.

Guide Price £106,000





TY TALBOT HOUSE

MARKET STREET, ABERYSTWYTH, SY23 1DL

This self contained flat is situated on the top floor benefiting from the from two bedrooms, an open plan lounge / kitchen / dining area spanning the length of Ty Talbot House and a shower room.

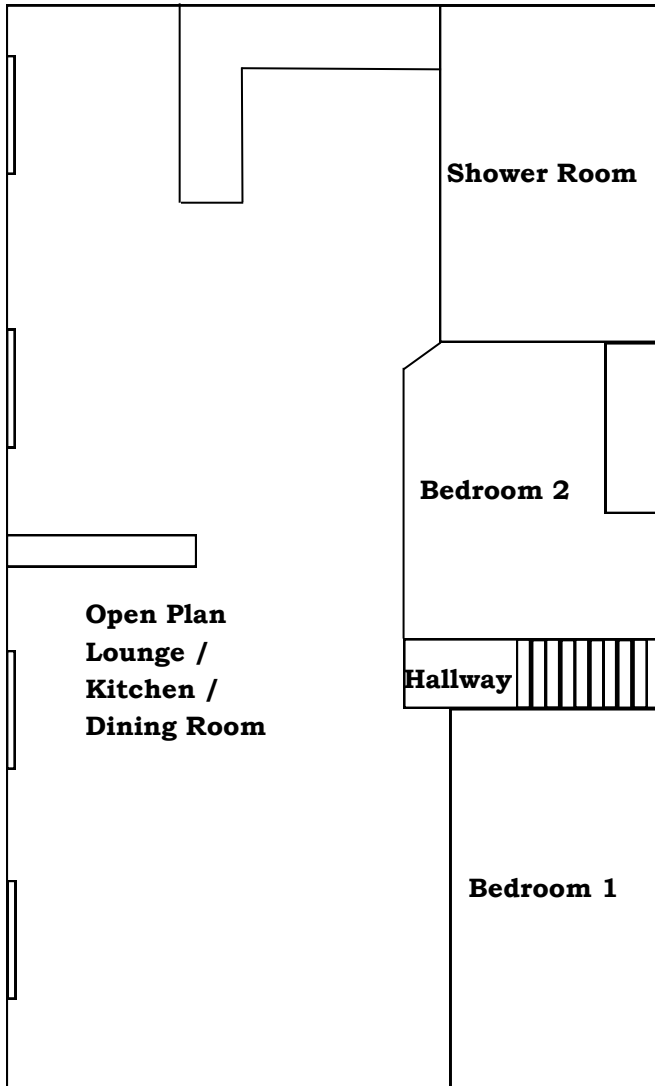
The flat is currently let on an AST (currently on a periodic basis) for a rent of £500 per calendar month.

This flat is very spacious and benefits from many period features to include an exposed brick wall and beams.

Ty Talbot House is ideally suited for the young professionals looking to live in the heart of this popular coastal and university town or investment buyers alike.

This property has the potential to become a residential home or can be purchased as an investment for rental.





Stair access to third floor (top floor)

ENTRANCE HALL To:

Open Plan Kitchen / Lounge / Dining area

9.55m (max) x 3.51m (max)

4 x front facing windows. Exposed stone wall. Exposed wooden beams.

Shower Room

White sanitaryware to include shower, W.C. and wash hand basin.

Bedroom 1

5.21m (max) x 2.69m

Window to rear.

Bedroom 2

3.3m (max) x 5.07m

Window to rear. Gas boiler.



Tenure | Leasehold
Term | 99 years from 1st July 2003

Heating | Gas Central Heating
EER | TBC

Gas | Mains
Electric | Mains
Water | Mains
Sewerage | Mains
Telephone | BT
Council Tax | Band D (£1729.21 2020/21)
Service Charge | TBC

Money Laundering Regulations

Any intending purchasers will be required to produce identification to prove their identity within the terms of the Money Laundering Regulations. This may include a copy of your passport/ photo driving license and a recent utility bill. Philip Evans Estates will also require sight of proof of funds prior to the Notification of Sale being sent to Solicitors.

Misrepresentation

Philip Evans Estates for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Philip Evans Estates or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Philip Evans Estates or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Philip Evans Estates have not tested any electrical wiring, plumbing/ drainage or any other appliances within the property. Any reference within these sales particulars therefore does not constitute any indication as to their condition.

All viewings via Sole Agents
Philip Evans Estates

22-24 Chalybeate Street
Aberystwyth
SY23 1HX
mail@philipevans.co.uk
01970 625333
www.philipevans.com

