



FLAT 1, PORTLAND STREET

ABERYSTWYTH, SY23 2DX

A beautifully presented ground floor two bedroom flat situated in a central location on Portland Street.

The property comprises two bedrooms, lounge / dining room, kitchen, utility room and shower room.

In addition externally there is an enclosed rear yard with a outhouses.

The property benefits from gas central heating.

This property is an ideal investment opportunity or first time buyer.

Leasehold. Offered chain free and with vacant possession.

Guide Price £129,950





SITUATION

Situated on the tree lined residential street of Portland Street in the centre of Aberystwyth. The property is well positioned being within easy reach of local shops and within walking distance of the university and hospital.

CONSTRUCTION

The house was constructed in the early 1900's and was subsequently converted into flats. The property is a solid brick / stone, construction under a slate roof with wooden & UPVC replacement windows.

Agents comment:

This property is situated in a central location in Aberystwyth. The flat benefits from a rear yard. It is ideal for a first time buyer or investor.

GROUND FLOOR

Entry from street to communal hallway.

From ground floor hallway, access into flat.

Entrance Hallway

Access into rear yard.

Bedroom 1

Bay window to fore. Currently used as a lounge.

Bedroom 2

Window to rear overlooking yard.

Shower room

White sanitary ware to include w.c., sink and shower cubicle.

Lounge / Dining Room

Window to side.

Kitchen

Range of fitted base and wall units. Window to side.

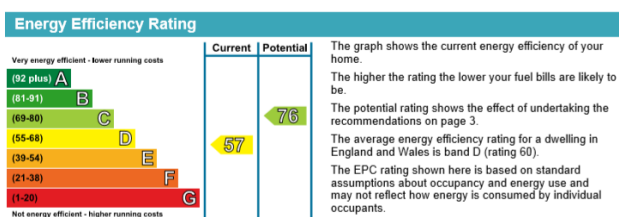
Utility room.

Gas boiler. Access to rear yard. Plumbing for washing machine.



EXTERNALLY

The property benefits from an enclosed rear year with outhouses. There are two access points into the property - through the utility room and hallway.



Tenure | Leasehold (999 Years)
Ground Rent | Peppercorn
Service Charge | £359 per annum

Heating | Gas Central Heating
EER |

Current | 57 (D)
Potential | 76 (C)

Gas | Mains

Electric | Mains

Water | Mains

Sewerage | Mains

Telephone | BT

Council Tax | Band C (£1,537.07
2020/21)



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All viewings via Sole Agents Philip Evans Estates

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