



FOR SALE BY PRIVATE TREATY

Within 100m of the South Promenade and Old Harbour. 6 bedroom HMO Licence No: M0276 investment property. From July 2023-July 2024 the property rented at £1890 per month producing an annual income of £22,680. Tenants pay all outgoings i.e. council tax, gas & electric

**12 CUSTOM HOUSE STREET
ABERYSTWYTH SY23 1JR**



Situated to the left hand side as one goes down the street. In a popular residential area close to the Castle grounds and within minutes' walk to the shops.

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

(01970) 617179

Website: www.raw-rees.co.uk

12 Custom House Street , Aberystwyth, SY23 1JR

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyers are advised to obtain verification from their solicitor or surveyor.

ENTRANCE LOBBY

HALL

Laminate wood floor. Central heating radiator. Staircase rising to upper floors

COMMUNAL LOUNGE



12' x 11' (3.66m x 3.35m)

Laminate wood floor. Double central heating radiator.

ROOM 1



10' x 11' (3.05m x 3.35m)

Double central heating radiator.

KITCHEN



7' x 11' 2" (2.13m x 3.4m)

Red quarry tiled floor. Modern fitted base and wall units. Inset single drainer stainless steel sink unit. 4 ring electric hob with extractor over and electric oven under. Space for upright fridge/freezer. Wall mounted gas combi boiler.

LOBBY

Door to rear walled yard.

BASEMENT



9' 8" x 10' 6" (2.95m x 3.2m)

plus 15'3 x 11'3

Central heating radiator. Plumbing for washing machine. Fitted base units. Single drainer stainless steel sink unit.

SHOWER ROOM



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

FIRST FLOOR

REAR LANDING

Fitted cupboard.

SHOWER ROOM



6' 9" x 7' 8" (2.06m x 2.34m)

Fully lined walls. Corner shower cubicle with electric unit. Vanity wash hand basin. Low flush WC: Central heating radiator.

FRONT LANDING

ROOM 2 (single)



7' 7" x 8' 8" (2.31m x 2.64m)

Central heating radiator.

ROOM 3

7' 8" x 12' (2.34m x 3.66m)

plus walk way in. Central heating radiator.

ROOM 4 (rear)



10' 3" x 10' (3.12m x 3.05m)
Central heating radiator.

SECOND FLOOR

LANDING

ROOM 5 (single)



8' x 13' (2.44m x 3.96m)
Central heating radiator.

ROOM 6



OUTSIDE



Rear walled yard

SERVICES.

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

COUNCIL TAX

Band 'E'

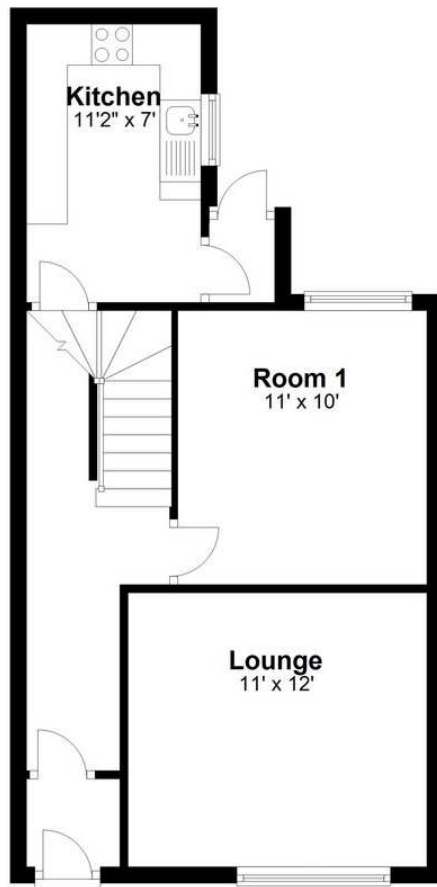
VIEWINGS

Through agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
SY23 1HS
(01970) 617179
24-hour answer phone

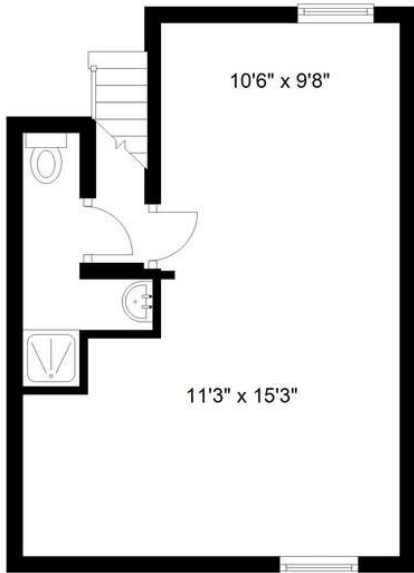
PRICE:

£229,000

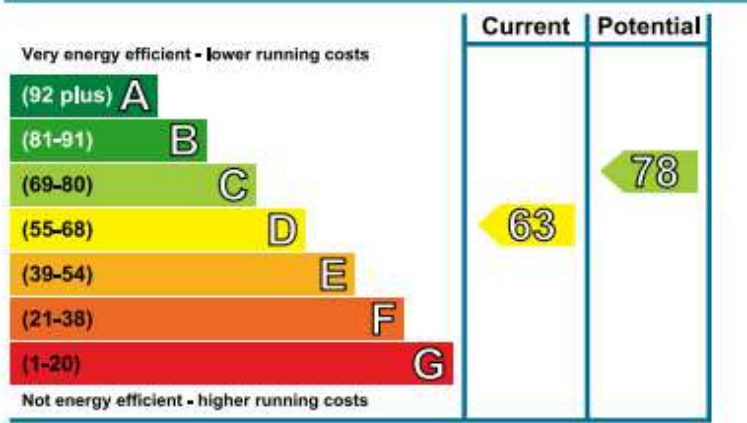
Ground Floor



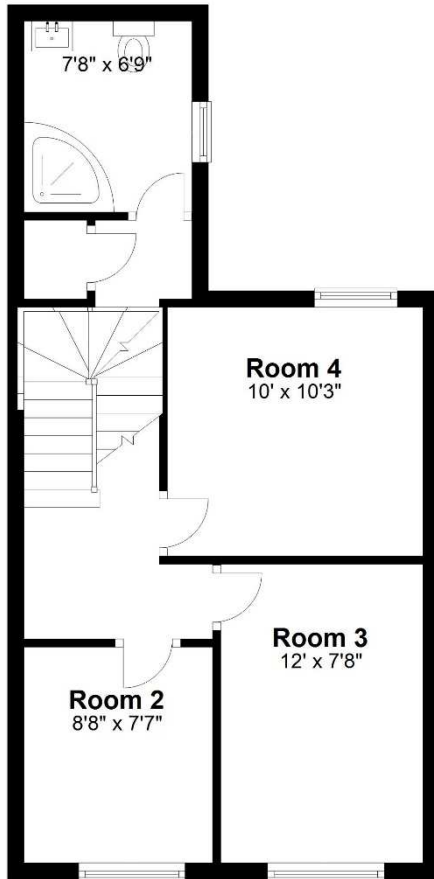
Basement



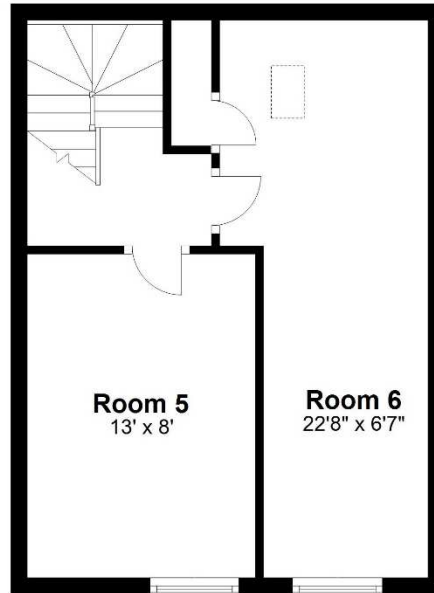
Energy Efficiency Rating



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.

