



Aberystwyth

£225,000



Three storey town house with great access to the centre of Aberystwyth. Hafan benefits from five/six double bedrooms, a range of original features such as corbels and bay windows. This would be perfect for an investment, previously a successful HMO. The property is great for someone looking for a project. With some TLC this town house could be transformed.

- 5/6 BEDROOM HOUSE
- CHAIN FREE
- FANTASTIC INVESTMENT
- TWO SHOWER ROOMS
- REAR COURTYARD WITH OUTHOUSE
- LOCATED IN ABERYSTWYTH TOWN

Cambrian Chambers
Terrace Road
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Ceredigion
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Call 01970 636000 to arrange a viewing

HAFAN

Retaining a sense of period character with a range of original features, Queens Road provides benefits of five/six double bedrooms, an enclosed and secure courtyard and being in a convenient location, being set near the access of the centre of Aberystwyth.

PROPERTY COMPRISES

Unless expressly stated, all rooms have power points, and is heated via electric storage heating. All main services are connected. Council tax band E.

ENTRANCE HALLWAY

On entry to the property you are greeted with the lounge on right. The hallway has charming features such as charming floral and angelic corbels which embellish this house. Stairs up the first floor with under stair storage. Communicating doors to kitchen and dining/bedroom two.

LOUNGE

13' 9" x 12' 8" (4.21m x 3.88m) With large bay window to front, this room has all the makings of a great family lounge. In terms of practical features, the room offers built in storage.

DINING ROOM / BEDROOM TWO

13' 9" x 10' 1" (4.20m x 3.08m) Currently used as bedroom two. This room has all the makings of a great dining room. Window to rear.

KITCHEN

10' 1" x 7' 3" (3.08m x 2.22m) Two glazed windows to side elevation with views over courtyard. Door to rear

elevation providing access to rear courtyard. Range of base level units with granite work surfaces over. Stainless steel sink with mixer tap over. Space suitable for free standing fridge and free standing freezer. Space and plumbing for automatic washing machine. Built in cooker, currently housing a Candy oven and New World Electric hob, extractor over.

SHOWER ROOM

Low flush WC, hand wash basin and shower cubicle.

FIRST FLOOR**BEDROOM ONE**

15' 10" x 12' 7" (4.85m x 3.84m) The larger of bedrooms. Currently utilised as a lounge area. Two large windows overlooking the front, one being a bay window. Neutrally decorated ready for the next owner to put their own stamp on it.

BEDROOM THREE

13' 9" x 10' 1" (4.20m x 3.08m) Neutrally decorated. Double bedroom. Window to rear. Built in storage.

SHOWER ROOM

8' 2" x 5' 1" (2.50m x 1.55m) Built in shower cubicle. Low flush WC and hand wash basin. Privacy window to side.

WC

Privacy window to side. Low flush WC and hand wash basin.

SECOND FLOOR

**BEDROOM FOUR**

15' 11" x 8' 3" (4.87m x 2.53m) Double room currently with a brown feature wall. Room needs to be carpeted. Large bay window overlooking the front.

BEDROOM FIVE

10' 2" x 9' 11" (3.11m x 3.03m) Window overlooking the rear. Double room.

BEDROOM SIX

11' 3" x 7' 2" (3.45m x 2.20m) Double room, neutrally decorated. Window overlooking the front.

**OUTSIDE OF PROPERTY**

Rear access to the property via gate. The property comes with a courtyard and outhouse which is perfect for storage.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2022 - 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

E

Energy Efficiency Rating

34

Viewing Arrangements

Strictly by appointment through Alexanders

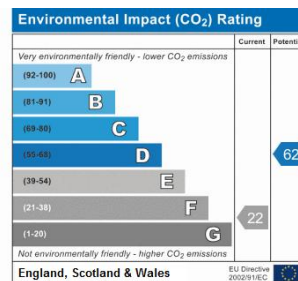
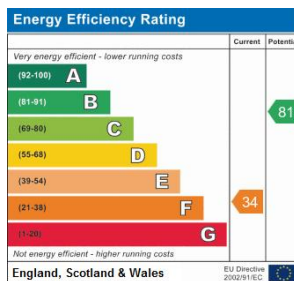
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Opening Hours

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Saturday: 9am - 5.30pm
Sunday: 11am - 4pm



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