



Aberystwyth

£165,000



VIDEO TOUR AVAILABLE A rare opportunity to purchase a stunning character cottage in Aberystwyth, minutes away from the Seafront. This cottage has been refurbished to a high standard with open plan kitchen/dining area with integrated appliances, gas central heating and courtyard. The perfect holiday home, or full-time residence. Currently empty and ready to view at anytime.

- TWO BEDROOM CUTE COTTAGE
- SLATE FLOORING
- CHARACTER PROPERTY
- ALREADY SUCCESSFUL HOLIDAY HOME
- OPEN PLAN LIVING
- NO ONWARD CHAIN
- GAS CENTRAL HEATING

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Call **01970 636000** to arrange a viewing

2 VULCAN STREET

The perfect holiday home, or full-time residence, this two bed home is close both the town centre and seafront! Inside there is an open plan living area with a kitchen, a dining area and a sitting area with a wood burning stove. To the outside of the property you can park on the nearby streets, there is also a rear patio with a table and chairs. 2 Vulcan Street is a charming property set in a brilliant coastal town. In short, a great location + stunning interiors = a property well worth a visit.

PROPERTY COMPRISES

The cottage is heated via gas central heating. All main services are connected. Unless expressly stated all rooms have a range of power points and radiators. Council tax band "B".

OPEN PLAN LIVING

28' 6" x 12' 6" (8.70m x 3.83m) As you enter into 2 Vulcan Street, you are greeted with modern features. The property is well lit with large window to the front, and glass doors at the rear. Cute and cozy, the current owner has made this feel like cottage is its own intimate space, with a log burner adding warmth, this is certainly a place perfect for curling up with a good book, whilst still being with the rest of the family.

On the opposite side of the room, more natural light beams inside the space which has become the formal dining room, framing views of a small patio area outside.

As we go into the kitchen area, the welsh slate flooring and natural soft grey and white tones have been continued making the whole open plan space feel united despite the division. Fitted with a range of contemporary white base and eye level units, with wooden roll top work surfaces over, the kitchen has a sink, space for fridge and freezer, Lamona oven and gas cooker with extractor hood over. Space and plumbing available for washing machine.

Stairs up to first floor.

COURTYARD

10' 5" x 6' 6" (3.20m x 2.00m) Small patio area with table and chairs, perfect for alfresco dining.

FIRST FLOOR

Stairs up to first floor.

BEDROOM ONE

8' 11" x 10' 10" (2.73m x 3.31m) Boasting beautiful A-frame beams, this neutrally painted room has much potential as a warm and charming bedroom. The windows overlooks the rear of the house, wake up and enjoy the views rain or shine from the comfort of your bed.

BEDROOM TWO

7' 11" x 7' 3" (2.42m x 2.23m) Neutrally decorated bedroom. Window to front.





SHOWER ROOM

6' 5" x 4' 6" (1.98m x 1.39m) Modern white suite comprising walk in shower, pedestal wash basin and low flush WC.

VIDEO TOUR AVAILABLE

Pre-recorded video tour available on request.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2021 -

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

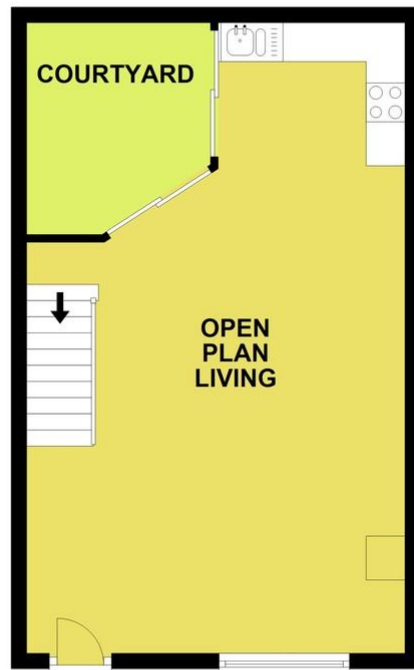
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GROUND FLOOR**FIRST FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. AEA Management Ltd

Plan produced using PlanUp.

Local Authority

Ceredigion County Council

Council Tax Band

B

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.

Alexanders Residential Sales

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Opening Hours

Monday - Friday: 9am -6pm
Saturday: 9am - 5.30pm
Sunday: 11am - 4pm

Contact Us

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