



**Flat 1, 7 Laura Place,
Aberystwyth Ceredigion SY23 2AU**
Guide price £199,950



An excellent opportunity has arisen to acquire

one of the 5 apartments following the conversion of 7 Laura Place. Early inspection recommended!

7 Laura Place is in the process of being converted into 5 properties.

This lower ground floor flat is the only apartment left available in number 7 as all other floor flats have sold. If prospective purchasers are involved in the early stages, they will be able to have an input in the finishes in the flat.

The property is situated in the heart of Aberystwyth with South facing views overlooking The Old College, St Michael's Church & grounds and Castle. Laura Place is a sought after residential area which is within walking distance of the town centre, promenade and is convenient to all amenities. 7 Laura Place retains many original features which will be incorporated into this sympathetic conversion.

ACCOMMODATION

This lower ground floor flat comprises of 1 large master bedroom, dressing room, living/dining room, kitchen and bathroom as highlighted on the plans.

TENURE

Share of Freehold.

SERVICES

All mains connected.

VIEWING

Strictly by appointment with the selling agents. Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion, SY23 1NP.

01970 626 160 or sales@aledellis.com

MAIN ENTRANCE DOOR

With intercom.
Into

RECEPTION HALLWAY

Door to

FLAT ENTRANCE DOOR

Stairs leading down to

HALLWAY

With access to

KITCHEN DINER

With window to rear.

LIVING ROOM

Spacious living area with south facing windows to fore.

MASTER BEDROOM

With window to fore.

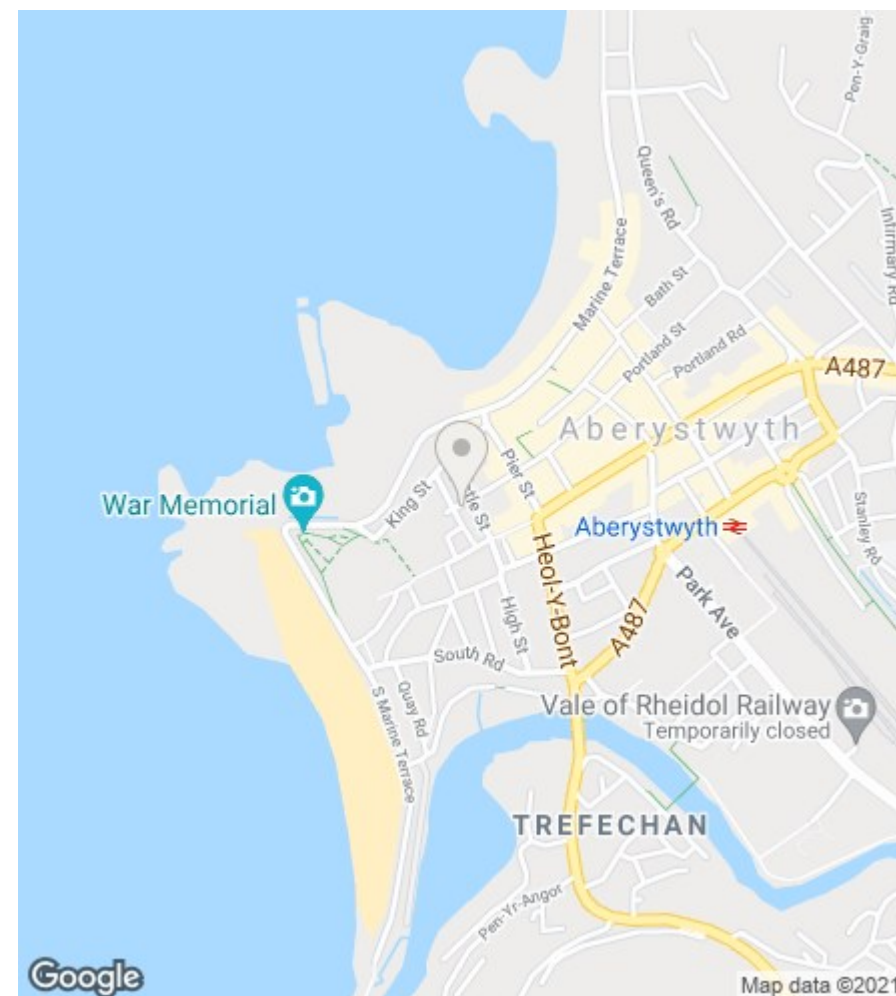
STORAGE/UTILITY

BATHROOM

MORE INFORMATION

For further information contact Michelle on michelle@aledellis.com





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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