

Aberystwyth



Viewing Arrangements
Strictly by appointment
through Alexanders



Aberystwyth

Asking Price £190,000

This spacious three-bedroom property in Aberystwyth town features a rear garden and cellar, with the added benefit of an attached business space that can easily be converted back to residential use.

Charming and spacious three-bedroom home offers the perfect blend of residential comfort and versatile potential. Featuring a lovely rear garden and a functional cellar, this property is ideal for families and those seeking extra space. Additionally, the house currently includes an attached business space, providing a unique opportunity for entrepreneurs or those looking to expand their living area. The shop floor can easily be converted back to residential use, offering endless possibilities to customize and enhance this already delightful home. Enjoy the convenience of town living with the added benefits of ample space and adaptability.

Cambrian Chambers
Terrace Road
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Ceredigion
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ENTRANCE

Entrance to the property through a blue UPVC glass panelled door into porch area.

PORCH

Small porch area with wooden flooring, door to left leading to the shop and door straight ahead leads into the property.

SHOP FLOOR OR LOUNGE/ DINER

Currently used as a shop floor, this room can easily be converted back to a lounge/diner, featuring a large double-glazed bay window to the front, a half opaque double-glazed window to the rear, wooden flooring, a wall-mounted radiator, and a side door leading into the reception hallway.

RECEPTION HALLWAY

The hallway includes stairs to both the first-floor and the lower ground floor, along with a radiator, telephone point, and doors leading to various rooms.

KITCHEN (4.61m x 1.75m)

This kitchen features a single drainer stainless steel sink unit, Ceramic tiles for water sensitive areas a range of grey base and eye level units incorporating a fridge/freezer, an Electrolux electric cooker, a Bosch four-ring gas hob, eye-level units with an extractor fan, and a wall mounted central heating thermostat control. Double glazed window to the rear elevation with views of the garden and a white UPVC door to the side leads to the rear garden.

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CELLAR

The cellar is a large space divided into four rooms, all featuring slate flooring.

ROOM ONE (3.25m x 2.90m)

Window to the rear elevation and wall mounted gas meter.

ROOM TWO (3.35m x 1.69m)

Believed to be the former coal chute, this room houses the electricity meter.

ROOM THREE (3.23m x 3.50m)

This room was formerly the washroom and features a door leading into the utility area.

ROOM FOUR (4.61m x 1.75m)

The utility room features a Belfast sink and a white UPVC door that leads to the rear garden.

STAIRS LEAD TO THE FIRST SECOND FLOOR;

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STAIRS LEAD TO THE FIRST SECOND FLOOR;

BATHROOM (2.15m x 1.73m)

The bathroom features tiled flooring and an airing cupboard housing the Vaillant boiler, complemented by a white low flush W.C. with an overhead shower and glass screen, a white hand wash basin, and a double-glazed opaque window to the rear.

BEDROOM ONE (3.53m x 2.84m)

The bedroom features carpeted flooring, a wall-mounted radiator, and a double-glazed window to the rear elevation.

MASTER BEDROOM (3,27m x 4.62m)

The master bedroom is enhanced by a bay window and an additional window facing the front elevation, along with a recessed cupboard, a wall-mounted radiator, and a telephone point.

STAIRS LEAD TO THIRD FLOOR;

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BEDROOM TWO (4.71m x 2.45m)

Carpet to floor, two wall mounted radiators, Double glazed window to front elevation.

BEDROOM THREE (2.54m x 2.22m)

Carpet to floor, wall mounted radiator, Double glazed window to front elevation.

EXTERNALLY

The rear enclosed garden features rear pedestrian access leading to Cambrian Place, designed as a low-maintenance space with mature shrubs and trees, a decking area, a lean-to shed, and convenient access to a cellar via a door.

PROPERTY INFORMATION

The property will come fully furnished, including the hot tub in the garden.

TENURE

Freehold

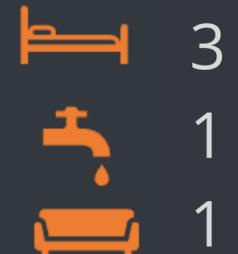
SERVICES

This property is connected to mains electric and water and features gas central heating, along with double-glazed windows throughout.

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IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2024 - 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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ADDITIONAL INFORMATION

This property on Alexandra Road enjoys a prominent location in Aberystwyth, within a short distance of the town centre, railway station, bus station, and bus stops, and features double glazing, gas-fired central heating, and a lower ground floor with potential for further development subject to the necessary consents.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

