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Estate Agency

## Aberystwyth

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**Viewing Arrangements**  
Strictly by appointment  
through Alexanders

## Aberystwyth

**Asking Price £225,000**

This delightful mid-terrace artisan property is located on Custom House Street and provides both historic appeal and modern convenience in the heart of Aberystwyth.

Situated in the heart of Aberystwyth, this delightful mid-terrace artisan property on Custom House Street boasts original features, a spacious cellar, and a private courtyard. Perfect for those seeking character and charm in a central location, this home offers a unique blend of history and modern potential. Don't miss out on this fantastic opportunity!

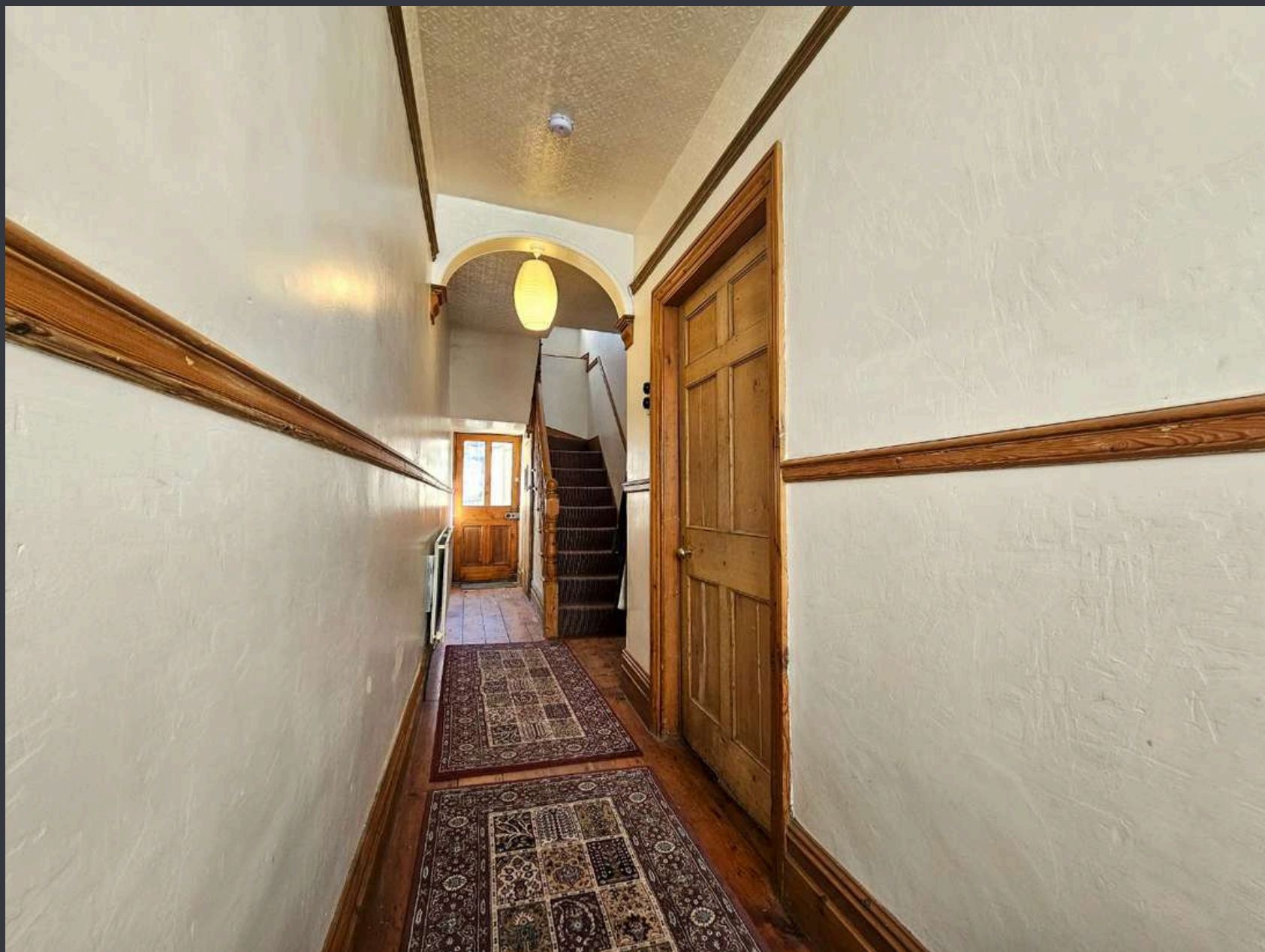
Cambrian Chambers  
Terrace Road  
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### ENTRANCE

Entrance leads into a reception hallway, providing access to the main living areas.

### HALLWAY (5.40m x 1.53m)

Stairs lead to the first floor, with a door providing access to the rear courtyard. There is also an entrance to the cellar and doors leading to:

### LOUNGE

Wooden floor boards, a bay window to the front elevation, built-in shelving, and picture rails. An original open fireplace with a surround and slate hearth alongside various power points and a radiator for comfort.

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### **DINER (3.41m x 3.13m)**

Currently used as a dining room, this versatile space could also serve as an additional reception room. It features carpeted flooring while retaining its original charm, including built-in storage cupboards, picture rails, and a log burner (Still functional but would require checking). A window to the side elevation provides natural light, and a door leads into the kitchen.

### **KITCHEN (4.77m x 2.12m)**

The kitchen boasts original tiled flooring, slate worktops, and brick-built units with shelving. It features a classic butler sink, a boiler, and space for a fridge/freezer. There's a window to the rear elevation, two Velux windows, and a door leading to the rear courtyard.

### **STAIRS LEAD TO FIRST FLOOR;**

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### LANDING

Window to rear elevation and doors leading too;

### BEDROOM TWO (3.11m x 3.08m)

A rear-facing bedroom featuring carpeted flooring, built-in storage and shelving, a radiator, a picture rail, and a classic sash window.

### BEDROOM ONE (5.11m x 3.66m)

The master bedroom features wooden floorboards, built-in shelving, and a beautiful bay and sash window to the front elevation, allowing plenty of natural light.

### STAIRS LEAD TO SECOND FLOOR;

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### LANDING

A rear-facing window, exposed A-frame beams, and doors leading to:

### BEDROOM THREE (3.41m x 2.31m)

A single bedroom featuring wooden floorboards, an exposed A-frame beam, built-in shelving, and a classic sash window to the front elevation.

### BATHROOM

A spacious bathroom featuring wooden floorboards, a bath, low flush WC, hand wash basin, and a walk-in shower. The room retains its charm with an exposed A-frame beam, various storage cupboards, a radiator, a sash window to the front, and a Velux window to the rear.

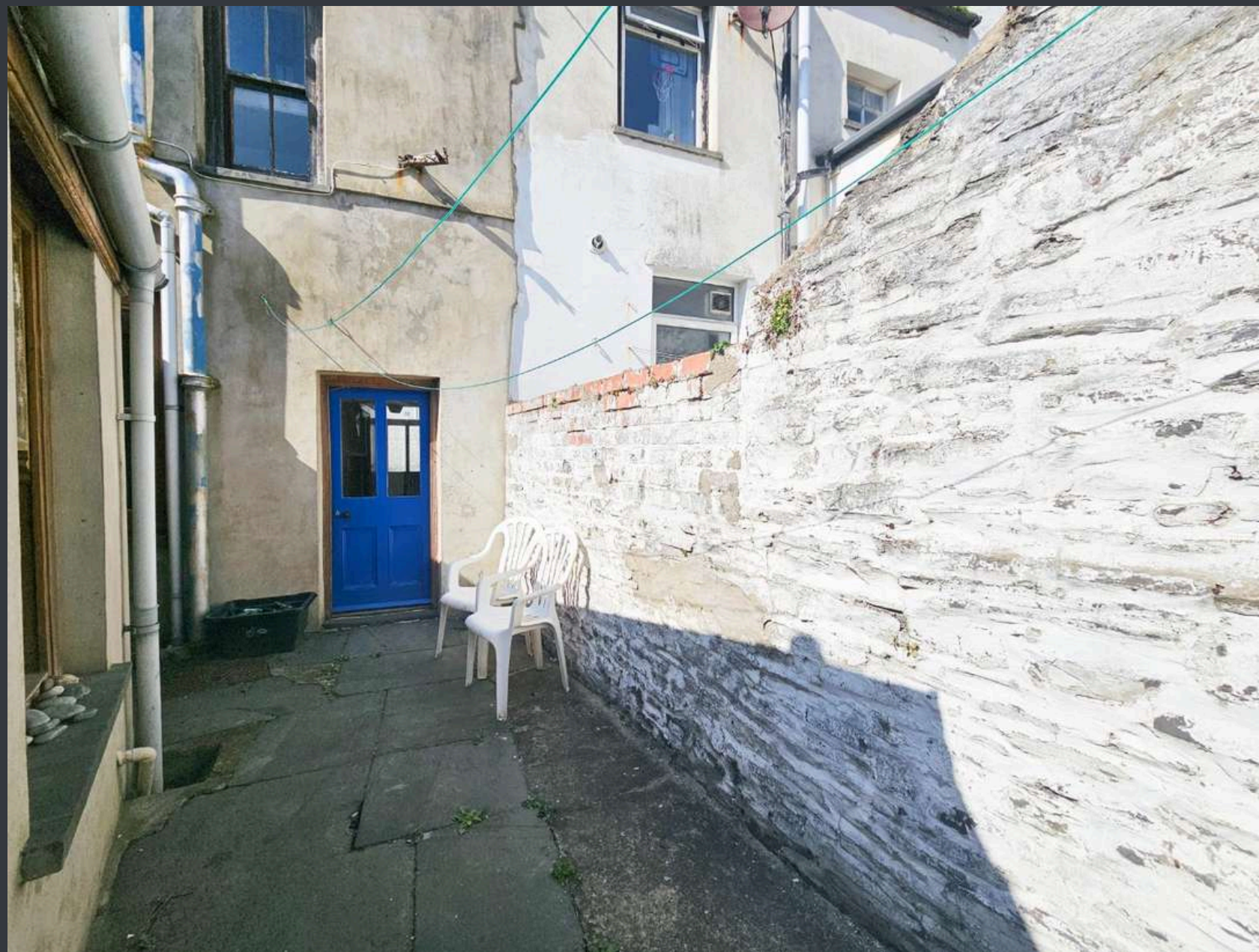
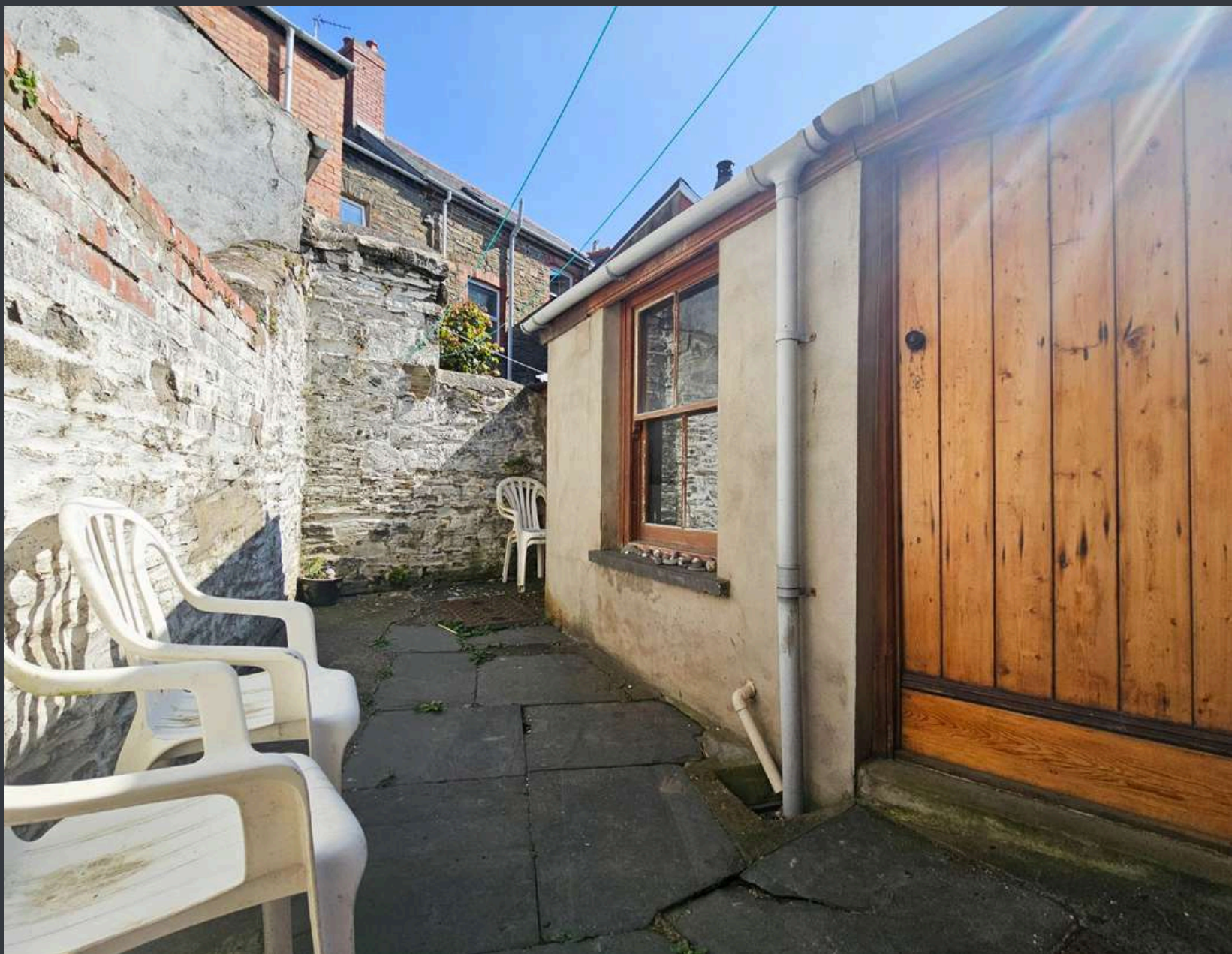
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### CELLAR

A large cellar with ample storage space, plumbing, and room for white goods, along with the electric and gas meter. It retains original features, including the historic coal chute, adding character to the space.

### EXTERIOR

A low-maintenance private courtyard featuring a small shed.

### IMPORTANT INFORMATION

### TENURE

Freehold

### SERVICES

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

### ADDITIONAL INFORMATION

The property enjoys the comfort of gas central heating and is conveniently located in Aberystwyth, ensuring easy access to amenities and attractions while offering a peaceful residential retreat.

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### IMPORTANT INFORMATION

**MONEY LAUNDERING REGULATIONS 2025** - 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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