

Attention Investors. 5 bed H.M.O. Aberystwyth town centre. West Wales.



Tryfan, 29 High Street, Aberystwyth, Ceredigion. SY23 1JG.

£259,000

R/4212/RD

**** Attention Investors ** Attractive 5 bed H.M.O ** Popular town centre location ** Walking distance to amenities ** On-street parking ** Modern kitchen and bathrooms ** Low maintenance with small yard rear garden ** Walking distance to university and town centre amenities ** Walking distance to promenade ** Potential family home ** Attractive investment property within this favoured university coastal town ****

The property is situated within Aberystwyth town centre. The town offers a good level of local amenities and services including regional hospital, university, Network rail connections, Welsh government and Council headquarter offices, National Library, traditional high street offerings, retail parks, industrial estates and employment opportunities.



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GENERAL

The property provides 5 bedroom accommodation over 3 floors being modern living space and supporting kitchen, utility and bathroom areas.

The property currently generates an annual income of £18,400 - Does not include utilities, except water & Internet. Predictive income for 2025 academic year to increase by 10%.

The property is positioned along one of the most popular addresses within Aberystwyth town centre and popular with investors and families alike. .

GROUND FLOOR

Entrance Hallway

5' 5" x 18' 6" (1.65m x 5.64m) accessed via glass panel door, fanlight over, tiled flooring.



Lounge

9' 5" x 11' 9" (2.87m x 3.58m) with bay window to front, original cast iron fireplace on tiled hearth, exposed timber flooring.



Ground Floor Bedroom 1

Single bedroom, glass door to garden, radiator.

Kitchen





12' 5" x 7' 7" (3.78m x 2.31m) 12' 5" x 7' 7" (3.78m x 2.31m) with a range of white base and wall units, Formica worktop, fitted oven and grill, gas hobs with extractor over, fitted dishwasher, stainless steel sink and drainer with mixer tap, tiled flooring, space for freestanding fridge/freezer, breakfast bar with high level seating, side window, radiator, connecting door into:

Utility Room

8' 1" x 6' 3" (2.46m x 1.91m) with plumbing for washing machine, radiator, rear window and side glass door to garden, tiled flooring.



FIRST FLOOR

Split Level Landing

Bathroom

8' 7" x 7' 7" (2.62m x 2.31m) panelled bath with shower over, WC, single wash hand basin, radiator, side window.

Shower Room

WC, radiator, corner shower, side window, single wash hand basin.

Bedroom 2

Double bedroom, window to rear, multiple sockets, radiator.

Bedroom 3

Double bedroom, 2 windows to front and window to rear, multiple sockets, radiator, fitted cupboard.

SECOND FLOOR

Landing

With Velux rooflight over

Bedroom 4

Double bedroom, rear window, multiple sockets, radiator.

Bedroom 5

Double bedroom, window to front, radiator, multiple sockets, fitted cupboard.

EXTERNALLY

To Front

The property benefits from pedestrian access along High Street with on-street parking.

To Rear

An external yard area with concrete base wrapping around the side and rear of the property.

MONEY LAUNDERING REGULATIONS

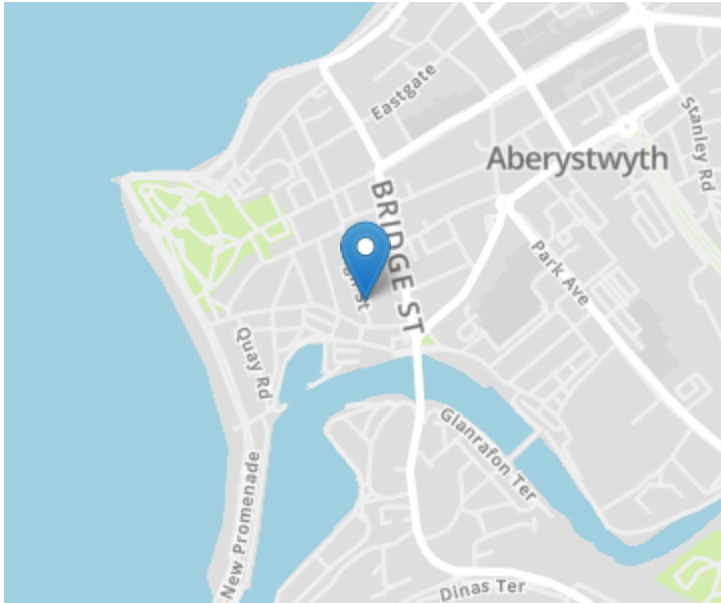
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

The property benefits from mains water, electricity and drainage. Mains gas central heating.

Tenure - Freehold.

Council Tax Band - E.



Directions

From Trefechan proceed left onto South Road and immediately right onto High Street. Continue for approximately 20 yards and the property is located on the left hand side as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

For further information or to arrange a viewing on this property please contact :

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