

Regulated by:



Since 1989

*Deceptively spacious 5 bedroom home. Aberystwyth town centre. West Wales.*



68 Cambrian Street, Aberystwyth, Ceredigion. SY23 1NZ.

R/3910/RD

£190,000

\*\* Deceptively spacious 5 bedroom dwelling \*\* Former HMO \*\* In need of modernisation and refurbishment \*\* Potential to be reinstated as HMO or converted into flats \*\* Walking distance to town centre amenities \*\* On-street parking \*\* 2 bath \*\* Easy walking distance to university and hospital \*\* Close to rail station \*\*

**\*\* A GREAT PROJECT THAT MUST BE VIEWED TO BE APPRECIATED \*\***

The property is situated centrally within Aberystwyth town. Aberystwyth offers a good level of facilities and services including regional hospital, university, train station, supermarkets, retail parks, employment and industrial estates, traditional high street offerings, primary and secondary schools, 6th form college, local cafes, bars, restaurants and its famous promenade.



## GROUND FLOOR

### Entrance Hallway

3' 5" x 16' 8" (1.04m x 5.08m) accessed via glass panel uPVC door, new wood effect flooring, radiator, under-stairs cupboard.

### Lounge

11' 7" x 19' 3" (3.53m x 5.87m) with dual aspect windows to front and rear overlooking garden, wood effect flooring, multiple sockets, radiator.



### Rear Inner Hallway

with external door to garden.

### Kitchen

17' 2" x 10' 3" (5.23m x 3.12m) with a range of base and wall units, fitted oven and grill, ceramic hobs with extractor over, stainless steel sink and drainer with mixer tap, wood effect work surfaces, tiled splashback, side window, space for dining table, tiled flooring, radiator.





## FIRST FLOOR

with split level landing with access to:

### Rear Inner Hallway

### Bathroom

6' 8" x 7' 7" (2.03m x 2.31m) a modern bathroom suite including panelled bath, corner enclosed fully tiled shower unit, WC, single was hand basin, side window, radiator, wood effect flooring.



### Rear Bedroom 1

12' 1" x 10' 1" (3.68m x 3.07m) double bedrooms, side window, multiple sockets, radiator, fitted cupboard.



### Front Bedroom 2

10' 7" x 6' 5" (3.23m x 1.96m) window to front, radiator, multiple sockets.



### Front Bedroom 3



10' 1" x 10' 7" (3.07m x 3.23m) into bay window, double bedroom, multiple sockets, radiator.

### Bathroom

10' 4" x 8' 4" (3.15m x 2.54m) enclosed corner shower unit, WC, single wash hand basin, rear window.



### SECOND FLOOR

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with Velux rooflight over.

### Front Bedroom 4



10' 5" x 7' 4" (3.17m x 2.24m) with part wood panelled walls, radiator, window to front, fitted cupboard with louvre doors, multiple sockets.

### Front Bedroom 5

9' 8" x 10' 8" (2.95m x 3.25m) double bedroom, window to front, part tongue and groove panelling to walls, radiator, multiple sockets.



### Kitchenette/Potential Bathroom



with a range of base units, stainless steel sink and drainer, side window, radiator.

### **PLEASE NOTE -**

We are advised by the current vendors that the property previously held a HMO licence that all necessary certification are in place to secure a new licence for those with an interest to secure this as an investment.

### **EXTERNALLY**

#### **To Front**

The property is approached from the adjoining footpath and street to the front door.



#### **To Rear**

Enclosed rear garden area wrapping around the rear kitchen with 6' high blocked walls to boundary.



### **TENURE**

The property is of Freehold Tenure.

### **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.

Council tax band: D

## Directions

From Aberystwyth railway station head down opposite onto Terrace Road taking the first right hand exit onto Cambrian Street. Proceed towards the end of Cambrian Street passing Clements Paint Centre on your right and the property is located on the left hand side opposite AGEA.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	