

*Attention 1st time buyers. Attention Investors. Impressive 4 bed property in popular location.
Aberystwyth town centre.*



38 High Street, Aberystwyth, Ceredigion. SY23 1JG.

£262,500

R/4520/RD

**** Attention 1st time buyers ** Attention investors ** Ideal opportunity to get onto the housing ladder ** Within Aberystwyth town centre ** Mid-terraced property located close to town centre amenities ** Easy walking distance to harbourside and beach ** Benefitting from recently registered HMO (House of multiple occupancy) with Ceredigion County Council ** High quality fixtures and fittings (furnishings including in the sale) ** Large private rear garden area ** A great offering to the market place in a popular location in Aberystwyth that must be viewed to be appreciated ****

The property sits centrally within Aberystwyth town centre along High Street being a short walking distance to town centre amenities including beach, promenade, public transport connectivity, hospital, university, National Library, retails parks, supermarkets, schools, local cafes, bars and restaurants.



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GROUND FLOOR

Front door into:

Large open plan lounge / diner

(Lounge area 4.3m x 3.5m / Dining area 3.1m x 2.8m) with wooden floor, window to front and rear, radiator and door to;



Bedroom 1

6.1m x 2.2m (20' 0" x 7' 3") with carpet flooring, window to front, radiator and door to;



Kitchen

4.6m x 1.6m (15' 1" x 5' 3") with a range of base and wall units complete with quartz worktop, double oven, gas cooker and hob, fridge freezer, tiled floor, window to rear and stable door to;



FIRST FLOOR

Landing

Stairwell is carpeted, with beautiful banister and window to

rear.

Bedroom 2

2.8m x 2.82m (9' 2" x 9' 3") with carpet flooring, window to rear and radiator.



Bedroom 3

3.4m x 2.53m (11' 2" x 8' 4") with carpet flooring, window to front and radiator.



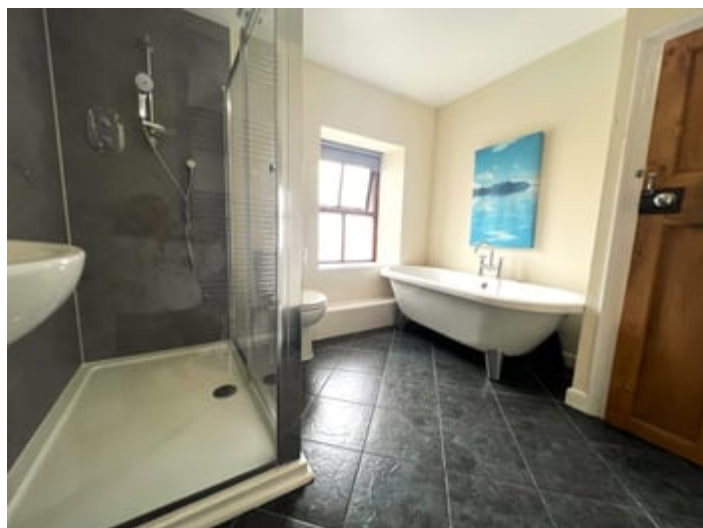
Bedroom 4

3.53m x 3.4m (11' 7" x 11' 2") with carpet flooring, window to front and radiator.



Bathroom

2.94m x 2.72m (9' 8" x 8' 11") complete with roll top bath, separate large shower cubicle, WC and basin, heated towel rail, window to rear, tiled floor.



EXTERNALLY

To Rear

Back garden with shed to house washing machine and boiler, shed for storage, decked area with picnic bench and low

maintenance garden with chippings and pathway. The garden is surrounded by walls and hedge for privacy.



Services

Mains gas, water, electricity and drainage.

Council tax band - D.

Tenure - Freehold.

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.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

MATERIAL INFORMATION

Council Tax: Band D

Council Tax: Rate 1354

Parking Types: None.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (71)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

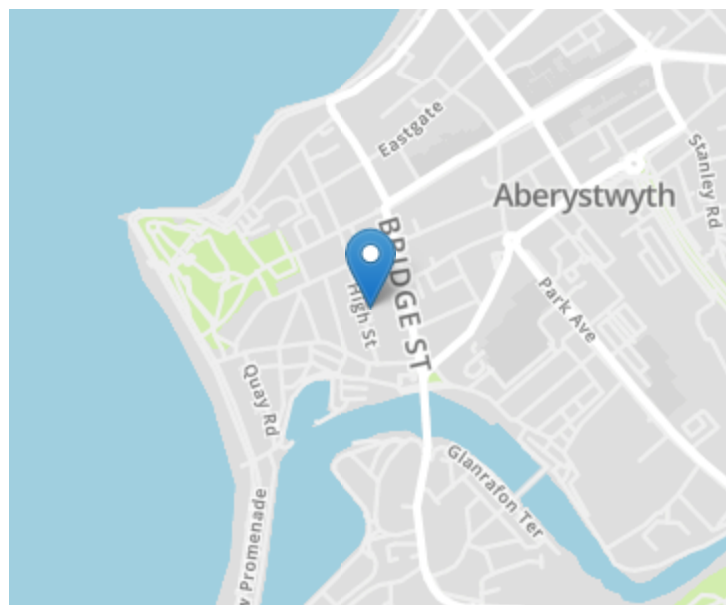
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No


The existence of any public or private right of way? No



Directions

Coming from Trefechan take the left hand turning towards South Marine Terrace. Take the immediate right hand turning onto High Street and the property is located on the right hand side as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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