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A charming bay fronted town house, just off the seafront of the University town of Aberystwyth.

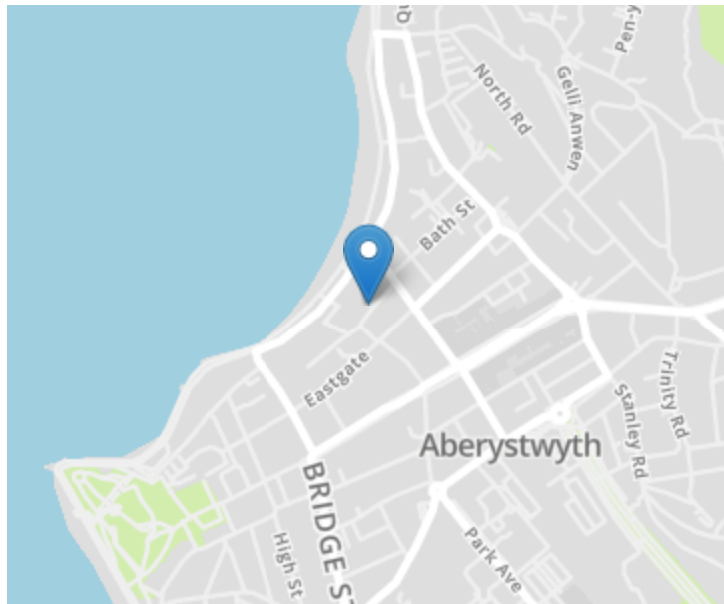


Neuadd Fach, 7 Corporation Street, Aberystwyth, Ceredigion. SY23 2BT.

R/3745/AM - O.N.O.

£189,000

A charming bay fronted terraced town house. Centrally positioned within the town.***Of traditional design and specification.***Benefitting from gas fired central heating and double glazing.***The property provides more particularly, recessed porch, entrance hall, living room with feature fireplace, dining/living room, kitchenette, first floor 2 good sized double bedrooms, bathroom, utility/box room.*** Rear enclosed secure yard, patio and useful store/potting shed.***



Location

The University town of Aberystwyth is also a busy tourist town and strategic administration centre for central Wales and located on the Cardigan Bay coast. The property is centrally positioned within the town within close proximity of all amenities including University, Hospital, town centre shopping and the promenade.

Property Description

The placing of Neuadd Fach on the open market provides prospective purchasers with an opportunity of acquiring a most attractive period home, centrally positioned within a popular terrace just off the seafront and promenade area of this popular University coastal town and administrative centre of Aberystwyth. The property is traditionally built and has the benefit of gas fired central heating and the accommodation is attractive and arranged in the period style. It provides more particularly as follows:



Ground Floor

Recess gated porch

From Street to entrance door, opening to

Reception Hall

With radiator.

Living room

15' 2" x 14' 0" (4.62m x 4.27m) with feature Claygate fireplace, Port hole feature window.



Dining/Living room

15' 1" x 7' 2" (4.60m x 2.18m) with quarry tiled floor. Fitted cupboard with Worcester gas fired combi central heating boiler, feature recess radiator.



Kitchenette

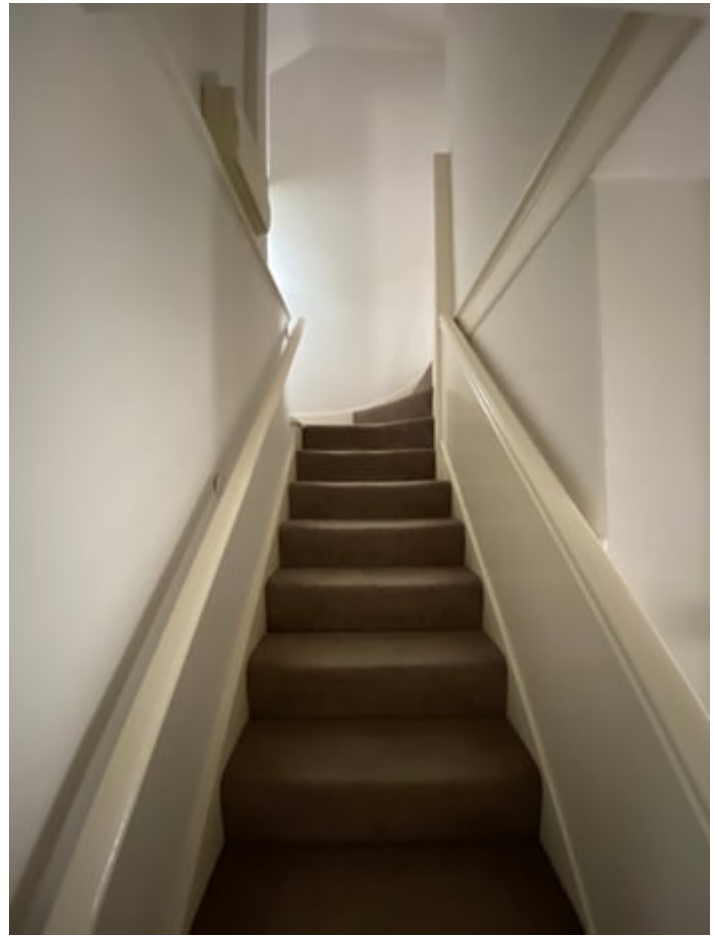
With single drainer sink unit with mixer tap, ceramic 4 ring hob, fan oven beneath, fitted fridge freezer, side entry door to rear patio.



First Floor

Central Landing

First floor is approached via a timber staircase from hall to a central landing.



Double Bedroom 1

13' 3" x 12' 7" (4.04m x 3.84m) with two feature windows, radiator.





Double Bedroom 2

12' 7" x 12' 2" (3.84m x 3.71m) with two feature windows, radiator, shelves recess



Rear Landing

serves:

Family Bathroom

With panelled bath, with shower and mixer tap over, pedestal wash hand basin, low level flush w.c., built-in storage cupboard, extractor fan, radiator. Opens to

Box room/Utility room

7' 7" x 7' 1" (2.31m x 2.16m) with plumbing and space for automatic washing machine. Several built-in storage cupboards.

Communal Alleyway

There is access via a communal alleyway which serves a side gated entry to the rear of the property opening to an enclosed patio with attractive shrubs and raised beds together with a useful storage/potting shed.

Agent's comments

A charming well situated town centre property of considerable appeal, view of which is thoroughly recommended.

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Services

Mains water, mains electricity, mains gas, secondary double glazing, BT availability and broadband.

Directions

The property is centrally positioned, just off the promenade within Corporation Street which is within easy walking distance of all amenities offered within the town. There is street parking available. (SY23 2BT).

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	