

*Attention 1st time buyers / Attention investors !. Fully refurbished and impressive 3 bedroom family home in close proximity to Aberystwyth town centre. Cardigan Bay - West Wales.*



**35 Greenfield Street, Aberystwyth, Ceredigion. SY23 1PJ.**

**£259,000**

**Ref R/5104/RD**

\*\*Attention 1st time buyers / Attention investors\*\*Ideal opportunity to get onto the housing ladder\*\*Walking distance to town centre amenities\*\*Private parking for 2 vehicles\*\*Fully refurbished in recent times to provide new kitchen, new heating, fully re-wired, new levels of insulation, new flooring, new bathroom, new windows. NO EXPENSE SPARED !\*\*High quality of workmanship\*\*A rare opportunity for an exceptionally refurbished property within such a close proximity to town centre amenities\*\*Potential to add solar panels\*\*Private rear courtyard.\*\*A GREAT OPPORTUNITY NOT TO BE MISSED\*\*

The property is situated along Greenfield Street, being within a close walking distance to town centre amenities including Marks and Spencers and Tesco, Matalan, nearby retail parks, traditional high street offering, primary and secondary schools, university, network rail connections, regional hospital and on a level to other town centre amenities.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Llammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GENERAL

Fully refurbished to a high standard of exceptional quality.

No expense has been spared on the extent of works including -

- \* New Kitchen
- \* New Flooring
- \*New Insulation
- \*New Windows
- \*New Bathroom
- \*New Heating
- \*New External Rear Courtyard
- \*New 2 Parking Spaces
- \*Full Redecoration
- \*\*Preparation for Solar Panels.

Externally, there is also an electric socket which is set up to be converted to an EV car charging point.

We cannot stress enough the quality of workmanship and also the convenience of the property so close to Aberystwyth town centre, benefiting from parking spaces for 2 vehicles.

The Accommodation provides more particularly as follows -

## GROUND FLOOR

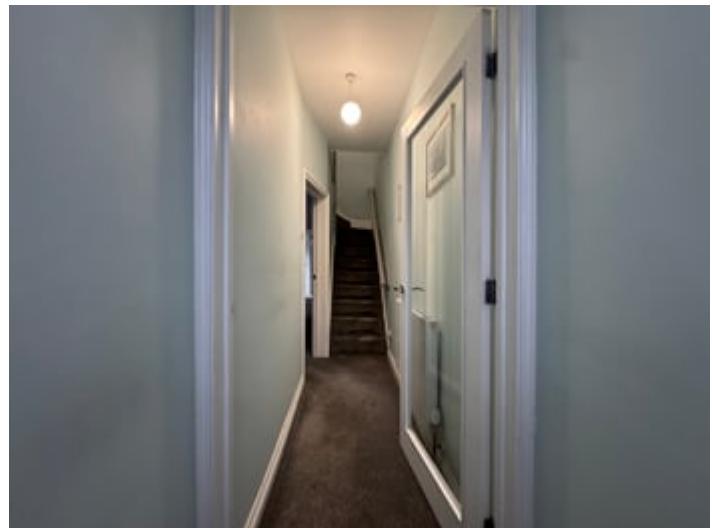
### Front Porch



Accessed via new composite door with wood effect flooring,

glass door into -

### Hallway



With radiator, access to first floor. Connecting door into -

### Open Plan Living and Dining Area

13' 3" x 20' 7" (4.04m x 6.27m) a large open space with feature multi fuel burner on slate hearth, alcove shelving and cupboard space, vertical radiator and separate radiator to dining area. Rear window to courtyard, space for 4+ persons table. Access to large understairs cupboard.





Kitchen





17' 2" x 8' 5" (5.23m x 2.57m) with a range of modern light Grey high quality base and wall units with composite worktop, fitted dishwasher, gas hobs with extractor over, 1½ sink and drainer with mixer tap, fitted oven and grill and fitted microwave over, breakfast bar with seating, wood effect tile flooring, side window and door to rear courtyard, radiator.

## Utility Room



With washing machine connection, Belfast sink with mixer tap, space for tumble dryer, composite worktops, new wall mounted Worcester combi boiler, wood effect tile flooring.

## Ground Floor W.C.



With single wash hand basin, w.c. rear window, radiator, wood effect tile flooring.

## FIRST FLOOR

### Split Level Landing

With window to front, custom made fitted under stairs cupboard.

## Bedroom 1

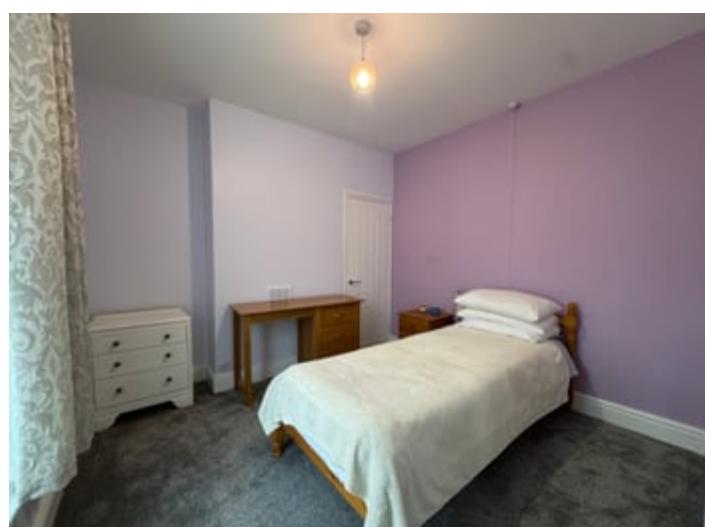


10' 2" x 10' 1" (3.10m x 3.07m) a double bedroom, fitted cupboard with slatted shelving, multiple sockets, tv point, window to front.



9' 9" x 10' 2" (2.97m x 3.10m) a double bedroom, window to rear courtyard, multiple sockets, radiator.

## Front Bedroom 2





8' 8" x 12' 6" (2.64m x 3.81m) a high quality luxurious bathroom with white suite including corner enclosed shower, separate panelled bath, 'his and hers' single wash hand basin and vanity units, w.c. rear window, tiled flooring, heated towel rail and radiator, 'senttube' to ceiling. Access to loft with connections in place ready for solar panels on extended roof.

## SECOND FLOOR

### Bedroom 3

15' 4" x 9' 4" (4.67m x 2.84m) accessed from the main landing area to a double bedroom space currently used as a study with velux roof light, under eaves storage space, radiator.



## EXTERNALLY

### To the Front

The property is approached from the street with public parking to front.



## To the Rear



Accessed from a rear service lane with provision for 2 parking spaces (min), currently housing a 8' x 6' timber shed (Available subject to negotiation).

Secure gated entrance into a rear enclosed court yard finished in slate flag stone with 6' boundary walls. External electric socket capable of being converted into EV Charging point,

Enjoying a southerly aspect and private amenity area, well designed to compliment the excellent refurbished property.

## MONEY LAUNDERING

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 ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website –  
[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK  
Page - [www.facebook.com/morgananddavies](https://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

## **Services**

The property benefits mains water, electricity and drainage.  
Potential for solar panels. Gas central heating (Currently set  
on a Pay as you Go System).

Council Tax Band - D (Ceredigion County Council).

## MATERIAL INFORMATION

---

**Council Tax:** Band D

N/A

**Parking Types:** Private.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** C (78)

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

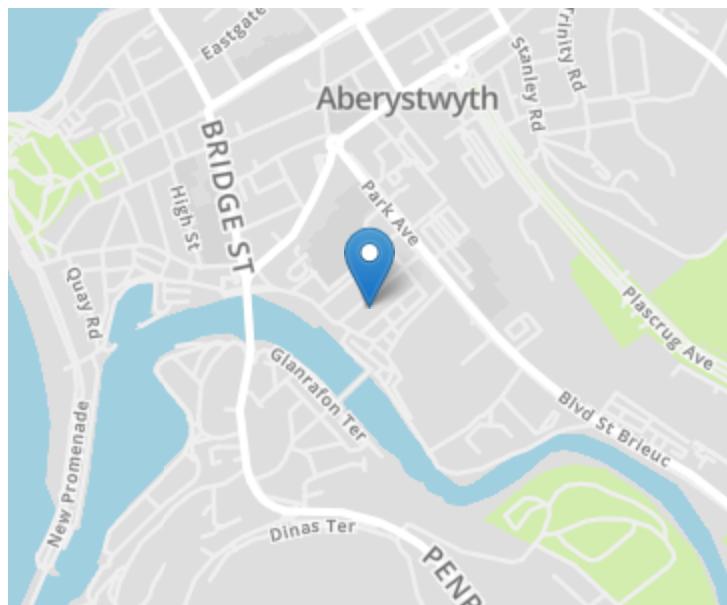
Any risk of coastal erosion? No

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



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

The property is situated within Aberystwyth town centre. Opposite Matalan, take the turning onto Greenfield Street, adjoining the veterinary practice and proceed for approximately 200 yards and the property is located on the right hand side.

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600  
E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)  
<http://www.morgananddavies.co.uk>



Regulated by  
**RICS**<sup>®</sup>