



5 Bedroom Terraced House
10 High Street
Aberystwyth, Ceredigion. SY23 1JG

ASKING PRICE: £179,950
www.iestynleyshon.com



10 High Street, Aberystwyth, Ceredigion. SY23 1JG

The residence is pleasantly situated in this popular area within easy walking distance of the main shopping centre. The location is considered to be a real asset, as it lies in a warm sunny position, slightly elevated, and enjoying good southerly views. The popular Ystwyth cycle trail is close by and the promenade within 2 minutes walk. The town is increasing in popularity as a Summer Seaside Resort and as a locality in which to reside. There are excellent social, educational and shopping facilities in the town with public transport to all parts. The property was built c1880 of stone walls to the main with rendered external elevations.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

GROUND FLOOR

Upvc double glazed front entrance door leading to

Hall

Panel radiator, twin power point, laminate floor covering, stairs to first floor, doors leading to

Lounge 4.02m x 3.61m

Window to front, double panel radiator, slate floor, 2 twin power points, alcove fitted cupboards housing electric consumer unit and meters.

Dining Room 3.33m x 2.94m

With glazed door to outside rear, gas meters, 3 twin power points, double panel radiator.

Understairs storage Cupboard

Kitchen 2.88m x 2.72m

Range of fitted units comprises of 6 base cupboards, 4 drawer cupboards, worktops above incorporating single drainer stainless steel sink, 5 twin power points, double panel radiator, door to

Lean-to Utility room 2.58 m x 1.69m

With plumbing for automatic washing machine, 2 twin power points, wall mounted Worcester gas fired boiler which heats hot water and central heating.

FIRST FLOOR

Approached by easy rise staircase with half landing with door leading to

Shower Room

Shower cubicle, pedestal wash hand basin, extractor fan.

Separate Toilet

With low flush WC, pedestal wash hand basin.

Central Landing

With stairs to second floor, panel radiator and door to:

Main Bedroom 4.65m x 3.99m

With 2 windows to front, double panel radiator, 2 ceiling lights, 3 twin power points.

Rear Bedroom 3.30m x 3.10m

Window to rear, panel radiator, 2 twin power points, feature fireplace.

SECOND FLOOR

Approached by easy rise staircase leading to

Central landing

Within the roof slopes of the main building. Doors to

Rear Bedroom 3.30m x 2.50m

With Velux roof window.

Front Bedroom 4.48m x 2.25m Dormer window to front, 2 twin power points.

Other Front Bedroom 4.29m x 2.33

With dormer window to front, 2 twin power points.

Outside

Pedestrian side access leading to enclosed rear yard.

Services

Mains electric, gas, water and drainage, gas fired central heating, Council Tax Band ??

General

The property is situated in one of the main residential streets of Aberystwyth within walking distance to the main shopping centre. It offers a good size accommodation for couples and families of all age groups. The second floor accommodation in the roof slopes are in their original condition and have been used as storage purposes only and are now ripe for development to provide additional bedrooms inline with the condition of the existing rooms on the lower floors. For further information please contact Iestyn Leyshon on 01970 626585 who will be pleased to arrange a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

GROUND FLOOR: 539 sq.ft. (50.0 sq.m.) approx.
 1ST FLOOR: 487 sq.ft. (45.3 sq.m.) approx.
 2ND FLOOR: 300 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 1416 sq.ft. (131.6 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See the agent's report for further details.
 Made with floorplan 12/2024