



28 Mill Street,
Aberystwyth Ceredigion SY23 1HZ
Asking price £299,000



In a convenient town location, an opportunity to purchase an investment property comprising of two 2 bedroomed maisonettes set out on 4 floors with rear courtyard.

The property is situated in the heart of the town within walking distance of all the amenities which are on offer. The property is also convenient to all major employers to include the University, National Library of Wales and Bronglais hospital.

Tenure

Freehold.

Services

Mains services connected.

PLEASE NOTE

Both maisonettes are currently tenanted on assured shorthold tenancies.

Viewing

Strictly by appointment with the selling agents, Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, SY23 1NP 01970 626160 or sales@aledellis.

28 Mill Street provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens camera.

Council Tax Bands

Both maisonette's are Council Tax Bands B.

Main Entrance Door

Inner Hallway

Stairs to first floor accommodation and doors to

Maisonette 1

Doors to

Hallway/Landing

With stairs to lower ground accommodation and doors to

Bedroom 1

13'5" x 6'10" (4.1 x 2.1)



With window to rear and radiator.

Bedroom 2

13'5" x 6'10" (4.1 x 2.1)



With window to rear.

Lower Ground Floor Accommodation

Open Plan Living Kitchen

16'4" x 13'1" (5 x 4)



Comprising a modern fitted kitchen with fitted oven and gas hob over, appliance spaces and extractor fan hood. Sink with mixer tap, tiled splashbacks and radiator. Window and door to rear (access to courtyard). Door to



Bathroom

6'2" x 8'2" (1.9 x 2.5)



Comprising panelled bath with shower and screen over, wash hand basin and wc. Tiled splashback walls. Extractor fan.

First Floor Accommodation

Maisonette 2

Hallway/Landing

With stairs to second floor accommodation and doors to

Showroom



Comprising corner shower cubicle, wc, wash hand basin and window to rear.

Bedroom 1

13'9" x 6'10" (4.2 x 2.1)



With window to rear and radiator.

Bedroom 2

9'2" x 7'6" (2.8 x 2.3)



With window to fore and radiator.

Stairs up to

Second Floor Accommodation

Open Plan Living Kitchen

18'4" x 10'9" (5.6 x 3.3)



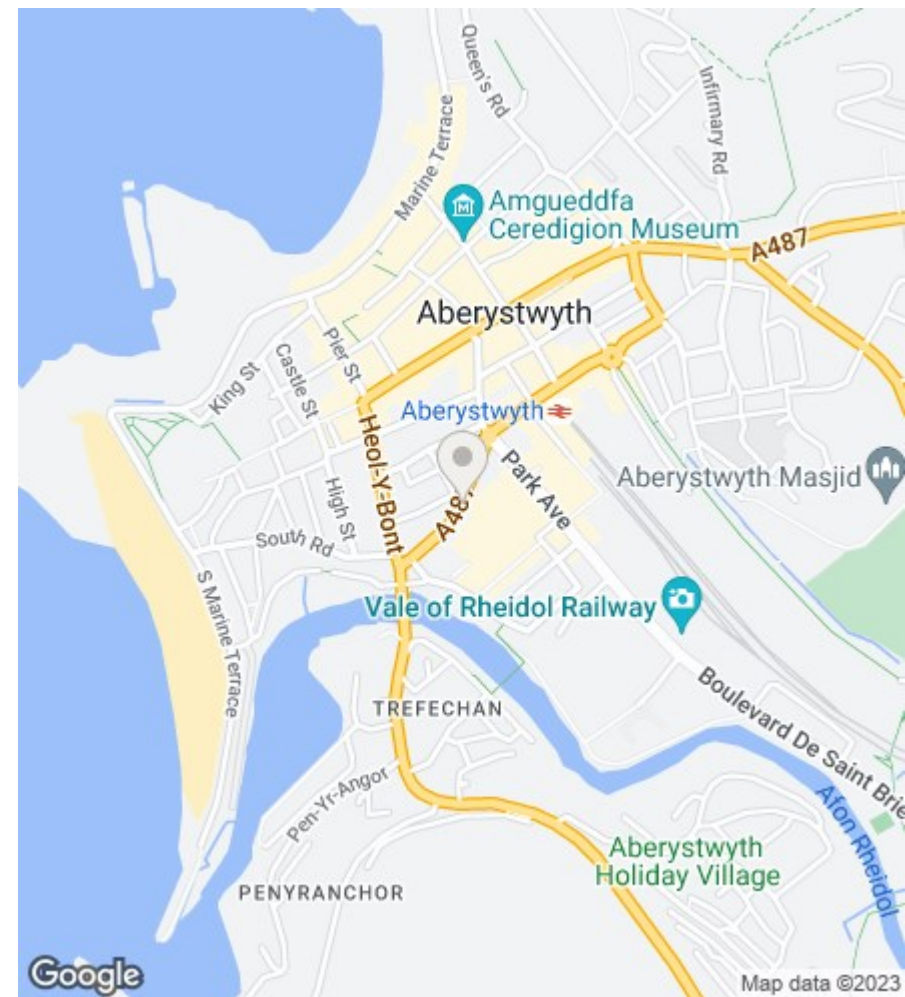
Spacious living area with window to rear.
Kitchen area with appliance spaces and sink.
Windows to fore and radiator.



Externally



With access from Maisonette 1 (lower ground floor), there is a spacious rear paved courtyard.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	80	80

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