



**46 Cambrian Street,  
Aberystwyth Ceredigion SY23 1NZ**  
**Guide price £295,000**



A terraced 6 bedroomed property in the heart of Aberystwyth town.

The property is situated in the heart of town convenient to all local amenities just around the corner.

### TENURE

Freehold

### SERVICES

All main services are connected

### COUNCIL TAX

Band F

### VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

46 Cambrian Street provides the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

### FRONT ENTRANCE DOOR TO

### RECEPTION HALLWAY WITH DOORS TO

### Front Room

13'5 x 10'9 (4.09m x 3.28m)



Window to fore, concealed fireplace with marble slab hearth and wooden mantle.

### Living Room

11'6 x 10'6 (3.51m x 3.20m)



Window to rear, electric fire, sliding doors shared to front room.

### Dining Room

9'4 x 12'8 (2.84m x 3.86m)



Window to side, concealed fireplace with marble slab hearth and wooden mantle. Under stairs storage cupboard. Radiator.

### Kitchen

6'2 x 9'4 (1.88m x 2.84m )



Windows to rear, door to garden. Dated kitchen units. Stainless steel sink drainer unit.

### FIRST FLOOR

Landing with storage cupboard.

### Shower Room

5 x 6'1 (1.52m x 1.85m)



Shower Cubicle, WC, Wash hand basin. Window to side.

### Bathroom

9'8 x 9'2 (2.95m x 2.79m)



Window to rear, corner bath, WC, wash hand basin, Airing cupboard, storage cupboard.

### Bedroom 1

10'6 x 11'5 (3.20m x 3.48m)



Windows to rear, wash hand basin.

### Bedroom 2

11'3 x 13'3 (max to bay window) (3.43m x 4.04m)  
(max to bay window)



Bay window to fore, wash hand basin.

### Bedroom 3

8'4 x 10'4 (2.54m x 3.15m)



Window to fore, wash hand basin.

### SECOND FLOOR

### Bedroom 4

14'1 x 9'9 (4.29m x 2.97m)



Velux window to rear, wash hand basin.

### Bedroom 5

10'6 x 10'7 (3.20m x 3.23m )



Window to fore, wash hand basin.

### Bedroom 6

9'9 x 8'8 (2.97m x 2.64m)



Windows to fore, wash hand basin.

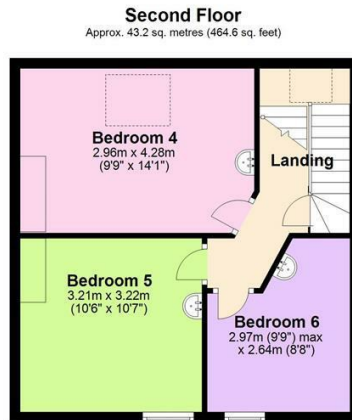
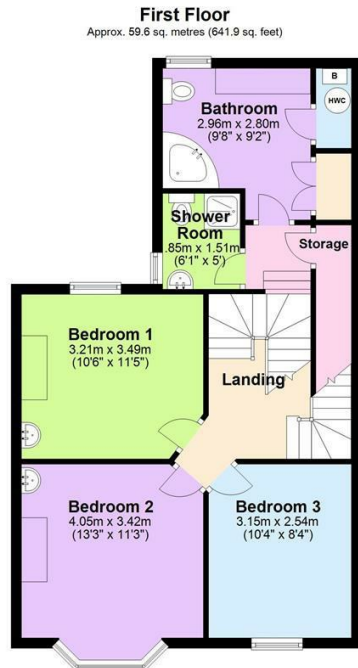
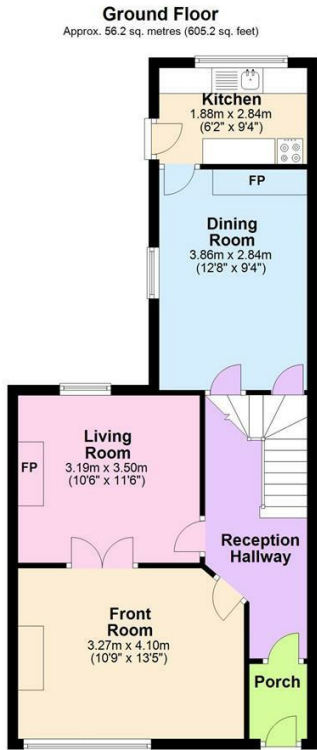
### EXTERNALLY



Paved garden. Side pedestrian passage.  
Outbuilding and outside WC.

### DIRECTIONS

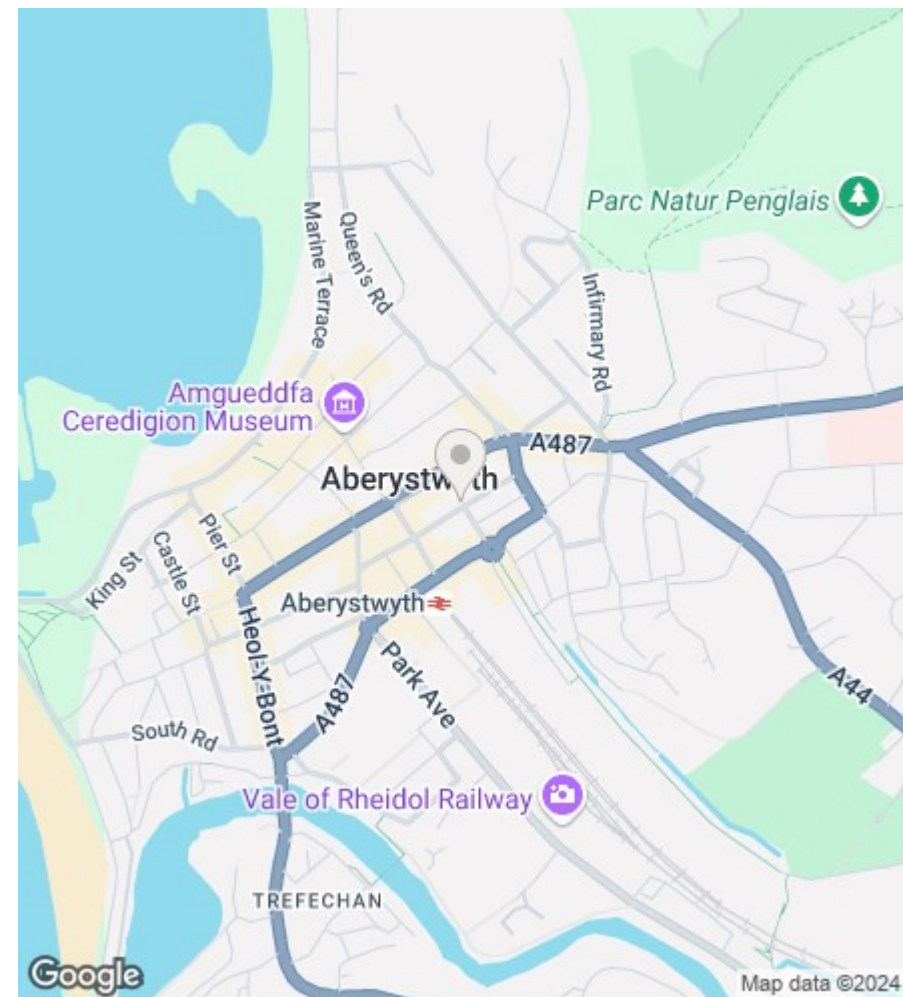
By foot from the office, right and immediately left  
onto Cambrian Street and no 46 is on the left hand  
side.



Total area: approx. 159.0 sq. metres (1711.7 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

46 Cambrian Street, Aberystwyth



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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