



**8 Laura Place,  
Aberystwyth Ceredigion SY23 2AU  
Guide price £765,000**



Exquisite & Impressive Gentleman's residence set within the heart of Aberystwyth. One of the finest refurbishment projects undertaken within this popular coastal town. Aberystwyth. West Wales.

\* One of the finest refurbishment projects in West Wales \* High specification 5 bedroom Gentleman's residence \* Fully renovated and refurbished in recent times to present the ultimate luxury living within this popular town centre \* The property comprises also of a garage conversion with a separate 2 bedroom apartment and 1 bedroom apartment \* A great home with an income potential \* Ideal for multigenerational living \* Walking distance to town centre amenities \* Close to nearby parks and promenade \* An exemplar property along the finest address in Aberystwyth \* Original character features retained and enhanced \* Exquisite bedroom accommodation \* One of the finest properties to come on the market in Mid Wales in recent times \*

The property is situated within the university town of Aberystwyth with its regional hospital, marina, Welsh Government and Local Authority offices, National Library of Wales, Network Rail connections, traditional high street offerings, retails parks, industrial estate, large scale employment opportunity, the heart of Mid Wales Growth Fund Regeneration area, nearby refurbished Grade I listed university building and walking distance to famous promenade.

An exceptional residence within Aberystwyth town centre.

The property has been fully refurbished to the

highest order with no expense spared on fixtures and fittings to provide the home with ultimate luxury options throughout.

Sensitive and detailed assessment of the original character has been undertaken and these have been enhanced by the quality of the workmanship and the consideration of contemporary and modern fixtures blending into the original character of the building. The original staircase runs through the heart of the building with original sash fenestration allowing excellent natural light into the property.

The property is considered an ideal investment opportunity with 2 separate apartments located to the rear of the property within a converted garage project. These would be ideal for those seeking a home with an income or indeed an ideal multigenerational opportunity for those seeking to live with family members.

Viewing of the the property is advised at the earliest opportunity as this won't be around for long!

### TENURE

Freehold

### SERVICES

Mains water, electricity and drainage. Mains gas central heating

### COUNCIL BAND

### VIEWINGS

Strictly by appointment with the selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com).

8, Laura Place provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens camera.

### GROUND FLOOR

#### RECEPTION HALLWAY

Accessed via original double doors with fan light over, herringbone flooring, original covings and decorative archways, panelling to walls, understairs cupboard.

#### LOUNGE

28 x 11'7 (8.53m x 3.53m)





South facing with fully refurbished new sash windows with original shutters to front, original cast iron fireplace and surround, herringbone flooring, panelling to walls, 2 x radiator.

### KITCHEN

15'6 x 13'7 (4.72m x 4.14m)



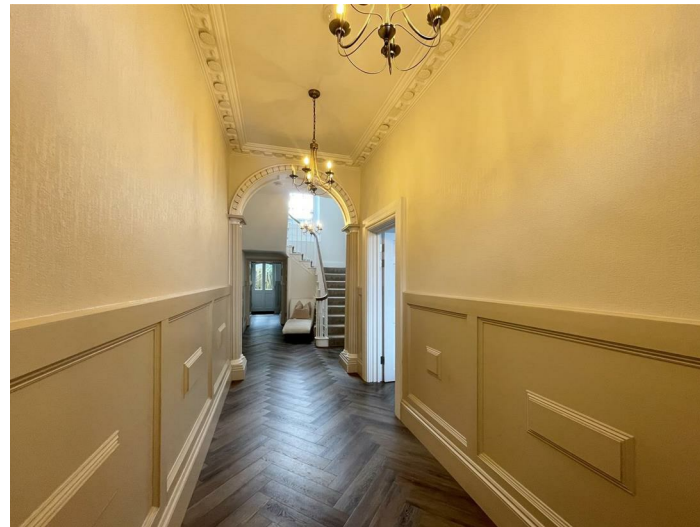
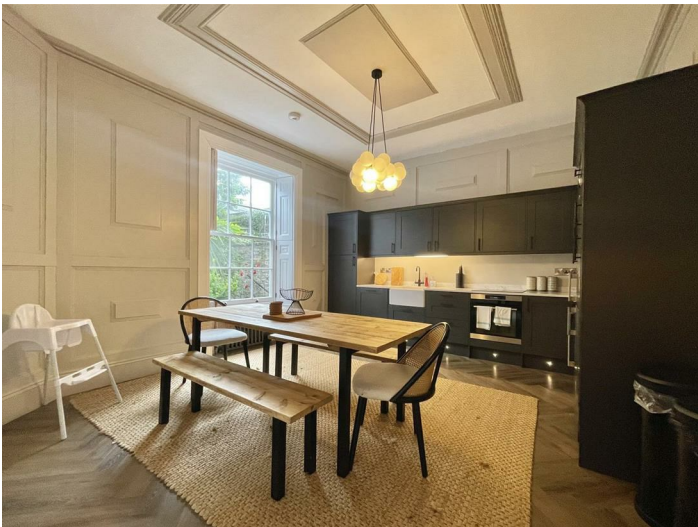
With grey modern but sympathetic range of base and wall units with Belfast sink with mixer tap, Quartz worktop, fitted fridge/freezer, rear window to courtyard, radiator, panelling to side, space for dining table.

### REAR INNER HALLWAY



With door to garden and rear courtyard, window to side, rear storage cupboard with washing machine connection and access to:

### REAR GROUND FLOOR SHOWER ROOM



With corner enclosed shower with bronze appliances, WC, single wash hand basin, bronze heated towel rail, side window, tiled flooring.

## FIRST FLOOR

### LANDING



With large sash window to half landing and to second floor landing allowing excellent natural light over the original staircase.

## BEDROOM 1

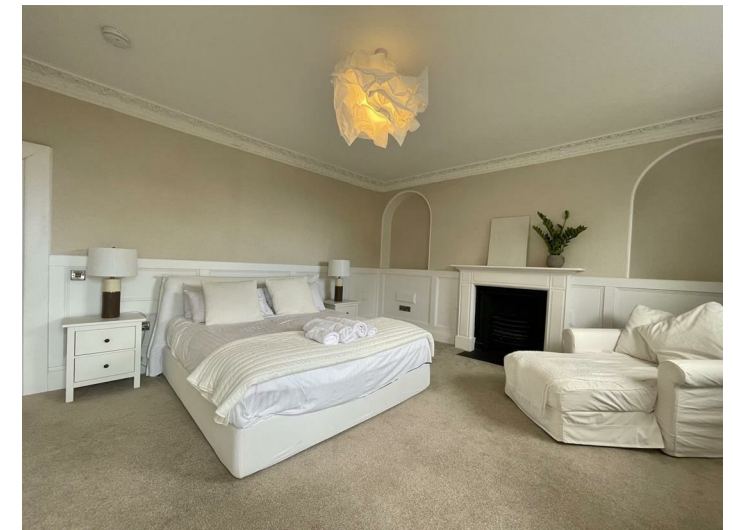
15'7 x 8'8 (4.75m x 2.64m)



Double bedroom with period cast iron fireplace with slate hearth, large sash window to front, original covings to ceiling, panelling to walls, vertical heater.

## FRONT BEDROOM 2

18'2 x 15'7 (5.54m x 4.75m)



A luxurious principle double bedroom with 2 x large sash windows to front overlooking Laura Place, original cast iron fireplace and surround on slate hearth, panelling to walls, original alcove

cupboards and arched shelving, radiator, multiple sockets.

### REAR BEDROOM 3

11'7 x 13'8 (3.53m x 4.17m)



Double bedroom, window to rear, cast iron fireplace, panelling to walls, multiple sockets, radiator.

### BATHROOM

8'6 x 4'8 (2.59m x 1.42m)



A luxurious suite including walk-in shower with side glass panel, WC, pedestal wash hand basin, tiled flooring, rear window.

### SECOND FLOOR



Accessed via original staircase with Velux rooflight over, exposed 'A' frame to ceiling, continuing sash window allowing excellent natural light over the original staircase, side airing cupboard.

### FRONT BEDROOM 4

11'6 x 10'4 (3.51m x 3.15m)



Double bedroom, exposed 'A' frames to ceiling, window to front, radiator, multiple sockets.

### FRONT BEDROOM 5

14'8 x 11'8 (4.47m x 3.56m)



Double bedroom, window to front, exposed 'A' frames to ceiling, radiator, multiple sockets.

### BATHROOM

12'2 x 8'8 (3.71m x 2.64m)



Walk-in 1600mm shower with side glass panel, feature roll top bath, WC and single wash hand basin combined vanity unit, wood effect tiled flooring, part tiled walls, Velux rooflight, exposed 'A' frames to ceiling, rear window.

## EXTERNAL



## TO FRONT

The property is approached via Laura Place and provides the original wrought iron railing and flagstone steps leading to the front door.

## TO REAR

Enclosed rear courtyard with flagstone flooring bound by 8' high stone walls and 6' high panel fencing.

The property also provides 2 x separate apartments accessed from the rear service lane with the original garage conversion providing 2 bedroom apartment accessed via inner passage:

## GARAGE CONVERSION



ENTRANCE - Via side door into

## OPEN PLAN KITCHEN/DINING AND LOUNGE AREA

22'6" x 10'9" (6.86m x 3.28m)



With high quality grey base and wall units with wood effect worktop, electric oven and grill, induction hob with extractor over, external door to rear patio, washing machine connection, space for dining table, spotlights to ceiling, access to seating area with rear window, electric heater.



### FIRST FLOOR

With window to half landing.

### LANDING AREA

With airing cupboard, spotlights to ceiling.

### BEDROOM 1

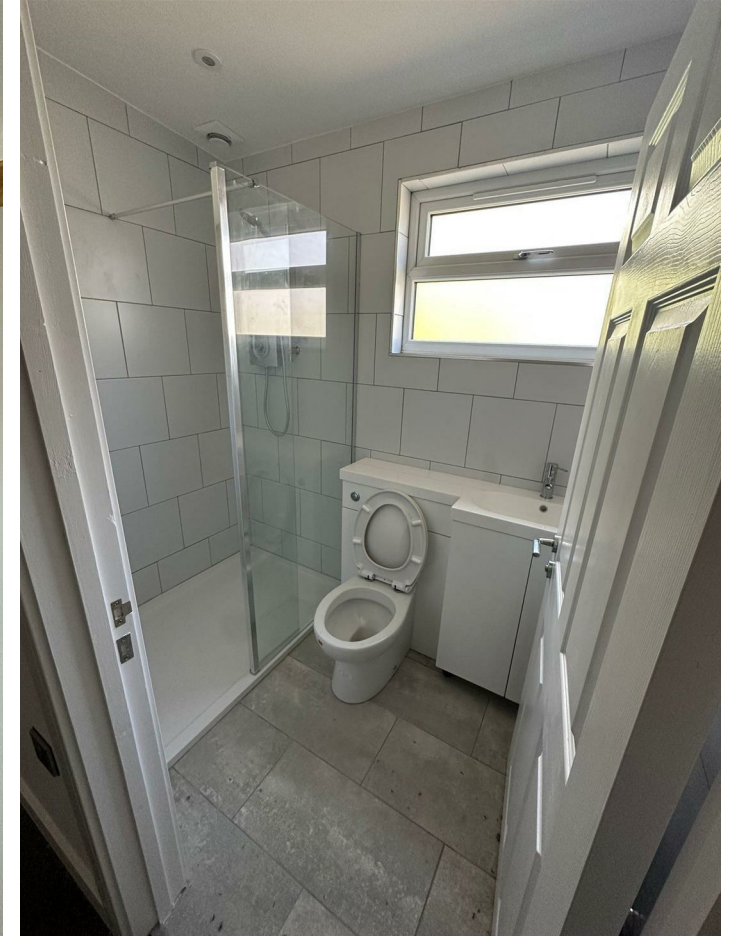
11'6 x 11'3 (3.51m x 3.43m)



Double bedroom, window to rear, multiple sockets, heater, exposed beams to ceiling.

### SHOWER ROOM

4'5 x 7'1 (1.35m x 2.16m)



Enclosed shower, WC, single wash hand basin on vanity unit, rear window.



## BEDROOM 2

8'6 x 11'2 (2.59m x 3.40m )



Double bedroom, window to front, heaters, exposed beams to ceiling, multiple sockets.

## EXTERNAL

Rear courtyard accessed from the rear passageway and down via original flagstone steps into the lower apartment with external side storage area.

## LOWER APARTMENT

## ENTRANCE HALLWAY

## LOUNGE

14'6 x 19 (4.42m x 5.79m)



With 2 x window to front, 2 x heaters, original fire surround, multiple sockets, access to:

## KITCHEN AREA

10'3 x 6'6 (3.12m x 1.98m)



With a range of high quality grey base and wall units with wood effect worktop, electric oven and grill, induction hob with extractor over, stainless steel sink and drainer with mixer tap.

## UTILITY ROOM



With plumbing for washing machine, wood effect flooring, access to front basement area.

## BATHROOM

8'9 x 12'9 (max) (2.67m x 3.89m (max))



Being 'L' shaped, fully tiled modern bathroom suite with walk-in shower with side glass panel, heated towel rail, WC, single wash hand basin on vanity unit.

## BEDROOM 1

13'7 x 10'9 (4.14m x 3.28m)



Double bedroom, window to rear, multiple sockets, TV point.

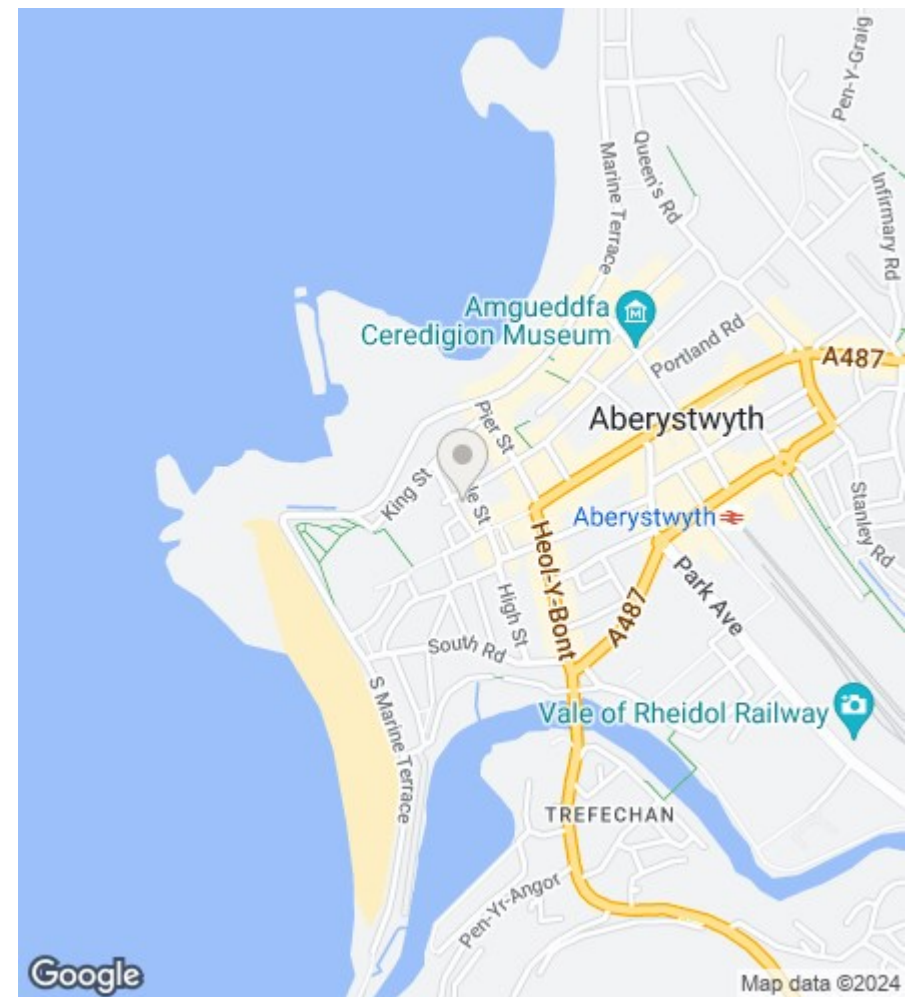
## MONEY LAUNDERING REGULATIONS

The successful purchase 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 License and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## DIRECTIONS

From the office turn left and proceed on to Great Darkgate Street. Continue on this street up past the clock tower, after the Castle Shop take your second right on to Laura Place. The property will be on your right opposite St Michaels Church.

What Three Words:- subplot . noses . thus



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

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

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